





Delightful two bedroom cottage dating back to the 1860s on one of the most sought after locations in the area, with many original features and within easy reach of all village amenities and countryside walks. Available with no upward chain. Step into the reception room with York stone flooring that runs through all of the ground floor, and having multifuel stove in imposing stone and brick hearth with French windows opening to the rear. Leading off is the dining kitchen with a range of wall and base units topped with oak work surfaces and breakfast bar with ceramic sink and integrated appliances including refrigerator, freezer, dishwasher, combined washer and drier, eight burner range with double oven and grill and Potterton Gold combi boiler. Just outside, the courtyard garden is the perfect place to relax in private and a cobbled pathway leads down to the beautiful and secluded garden with wood store, insulated shed and lawn bordered by mature shrubs including roses, herbs, and buddleia – a slice of Eden in a Lancashire village. Back inside to the first floor, bedroom one is a large double with built in storage with bedroom two a very comfortable single currently used as a home office. The bathroom has fully tiled flooring and elevations with illuminated recess, bath with screen and digital shower over, wash hand basin on floating vanity, wc and ladder heated towel rail. Fully double glazed, alarmed and full of charm and character this is a wonderful place to call home.

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Council Tax band: B

Tenure: Freehold

- Beautiful Victorian cottage
- Many period features
- Two bedrooms
- Courtyard and divided garden
- Modern kitchen and bathroom
- No upward chain



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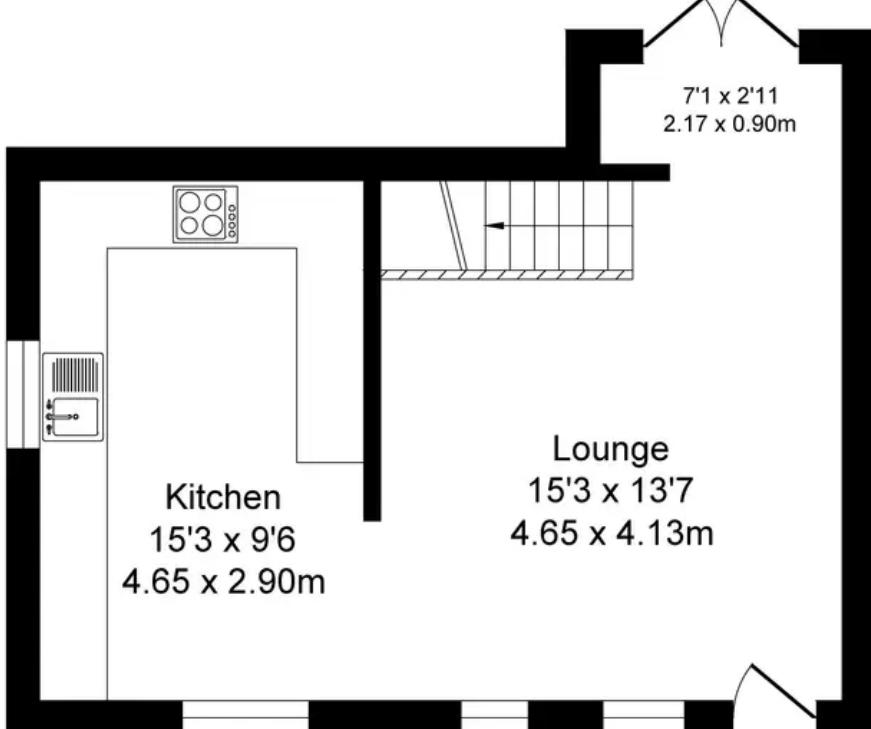
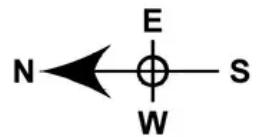
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Grape Lane

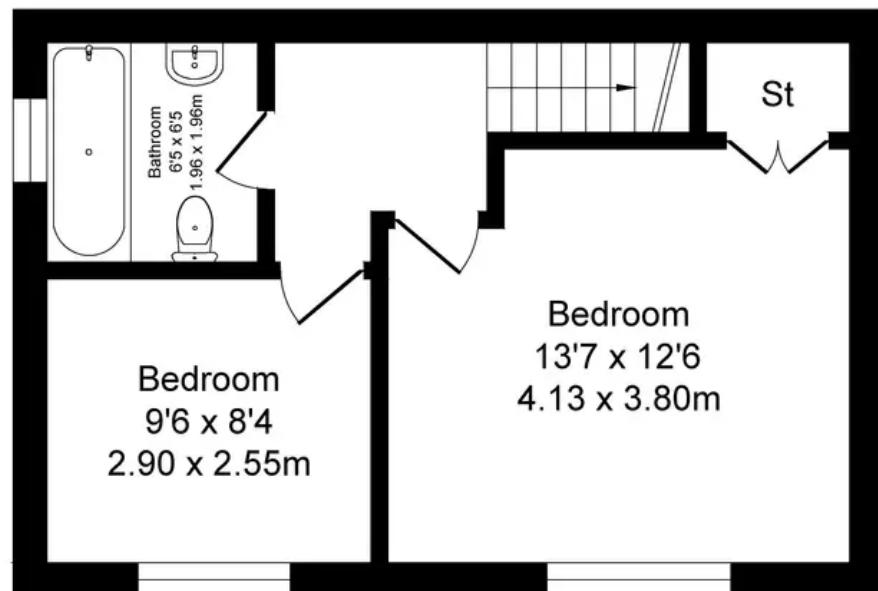
Total Approx. Floor Area 741 Sq.ft. (68.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 383 Sq.Ft
(35.6 Sq.M.)



First Floor

Approx. Floor
Area 358 Sq.Ft
(33.3 Sq.M.)