

MARSH & MARSH PROPERTIES

4 Lee Cottages, Lee Lane, Todmorden, OL14 6HS

£250,000



****ATTENTION ALL INVESTORS & LOVERS OF PERIOD PROPERTIES WITH AN ABUNDANCE OF CHARACTER**** A stunning THREE-BEDROOM cottage brimming with potential is situated in the highly sought after area of Lumbutts on the outskirts Todmorden. This charming home is filled with original features, including exposed ceiling beams, two striking stone inglenook fireplaces, Yorkshire stone flooring, and beautiful stone mullion windows. The property itself is positioned in a superb rural location, where Studley Pike is on the doorstep along with the highest beach in the country and the amazing walks with stunning views. The ground floor comprises a porch with exposed stone flooring and a vaulted ceiling with original, exposed beams, a lounge boasting a magnificent inglenook fireplace with a multi-fuel stove, and a characterful kitchen with scenic rear views. Upstairs, a wooden staircase leads to a landing, three bedrooms, and a house bathroom. Externally, the property benefits from a quaint south-facing garden with dry stone wall borders and a stone-built outbuilding offering potential for extension, subject to planning. This is a rare opportunity to blend timeless character with modern enhancements, ideal for investors and lovers of period properties. An internal inspection comes strongly recommended.

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PORCH 2.8 x 2.0m (9'0 x 6'6)

A unique porch showcasing original Yorkshire stone flagged flooring, exposed stone walls, and built-in stone shelving, exuding timeless character. The space features a vaulted ceiling with original exposed wooden beams, adding to its rustic charm. It is complete with a wooden door leading into the lounge and two windows that invite natural light, creating a warm and welcoming entrance to this remarkable cottage.

LIVING ROOM 4.5 x 5.0m (14'10 x 16'4)



A charming lounge featuring a stunning exposed stone feature wall, original ceiling beams, and a magnificent stone inglenook fireplace with a multi-fuel stove as its centrepiece. The room further

enhanced by two exposed stone windows that add to its rustic appeal, along with a radiator, all coming together to create a cozy and character-filled living space.

KITCHEN 4.3 x 4.2m (14'1 x 13'9)



Two steps down from the lounge lead into the kitchen, which boasts a wide range of wall and base units complemented by a chrome mixer tap and splashback tiles, as well as space for a fridge. The kitchen features a built-in oven and hob, while original wooden beams and an exposed stone partial wall add character and define the space. A striking stone fireplace with a log burner serves as a focal point, enhancing the rustic charm. Completing the kitchen's appeal are the gorgeous

original exposed stone mullion windows that almost stretch the full length of the room and boast stunning far reaching views, which flood the space with natural light and offer a timeless aesthetic.

LANDING



Wooden staircase leads up to a landing with a radiator and loft access.

BEDROOM ONE 4.3 x 2.9m (14'1 x 9'6)



A double bedroom featuring an exposed ceiling beam that adds a touch of rustic charm. The room offers ample storage with fitted wardrobes and includes a radiator. Its character is further enhanced by an exposed stone mullion window,

which pairs with an additional UPVC window, allowing for plenty of natural light to fill the space.

BEDROOM TWO 4.3 x 2.1m (14'1 x 6'10)



A double bedroom with a radiator and UPVC windows.

BEDROOM THREE 1.7 x 2.1m (5'6 x 6'10)



A single room with a fitted wardrobe, radiator and UPVC window.

BATHROOM

A well-appointed bathroom featuring a three-piece suite, including a bath with a handheld shower and tiled surround, a pedestal sink with splashback tiles, and a low-flush toilet. The space

benefits from a practical airing cupboard and a radiator for added comfort. There is wooden wall and ceiling cladding, and exposed stone UPVC double-glazed window provides natural light and a distinctive character.



EXTERNAL



To the side of the property there is a stone built outbuilding giving potential for extension, and a quaint south-facing side garden with a drystone walling to the borders.



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APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1046 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

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