

Offers In Excess Of
£175,000



50 Esp Lane
Barnoldswick
BB18 5QQ



EPC Rating: C
Council Tax Band: B



LOCATION

The property is best approached by proceeding away from our Barnoldswick office along Walmsgate following the road round and Esp Lane is off to the right hand side. The subject property is located on the right hand side also and can be easily identified by our For Sale board.

DESCRIPTION

A stunning and charming traditional period cottage property providing deceptive three bedroom living accommodation arranged over three floors.

The property has benefited from a historic and extensive refurbishment programme to an exceptional standard with real attention to detail complete with luxurious fixtures and fittings.

On entering the property to the ground floor you are greeted by a charming and spacious lounge with Inglenook stone fireplace with inset spotlighting and multi fuel stove providing a warm and cosy environment together with beamed ceiling and exposed stone walling and original staircase ascending to the first floor, handcrafted glazed display cabinets with inset lighting provide a fabulous feature together with arched French doors leading through to the kitchen. The kitchen houses a range of matching wall, base and drawer units with solid oak fronts and co-ordinating working surfaces. Integrated appliances include a fridge freezer and dishwasher together with Range cooker and double illuminated stainless steel chimney hood extractor. There is also a useful understairs storage and stone tiled flooring.

Ascending the original stone staircase to the first floor where there is a spindle balustrade and solid wood floor with inset





spotlighting. An open tread staircase provides access to the second floor. The third bedroom is situated to the front of the property and comprises a well proportioned double which is presently used by the present owner as a second reception room. The luxurious house bathroom comprises a four piece suite comprising low level wc, hand wash basin, panelled bath and double enclosed shower cubicle. There are contrasting black tiled splashbacks and flooring which provide a luxurious finish complete with automated lighting. Ascend the staircase to the second floor where the master bedroom is situated to the rear of the property and forms a double bedroom with long distance views over the surrounding countryside. The en-suite shower room houses a three piece suite comprising low level wc, contemporary hand wash basin and enclosed tiled shower cubicle. Full tiled walls and flooring provide a luxurious finish. To the front of the property is a second double bedroom with fitted shelving and rail and cabinet which houses the gas fired central heating boiler.

The property itself is complemented by the modern day comforts of sealed unit double glazed sliding sash windows and gas fired central heating with cast iron radiators.

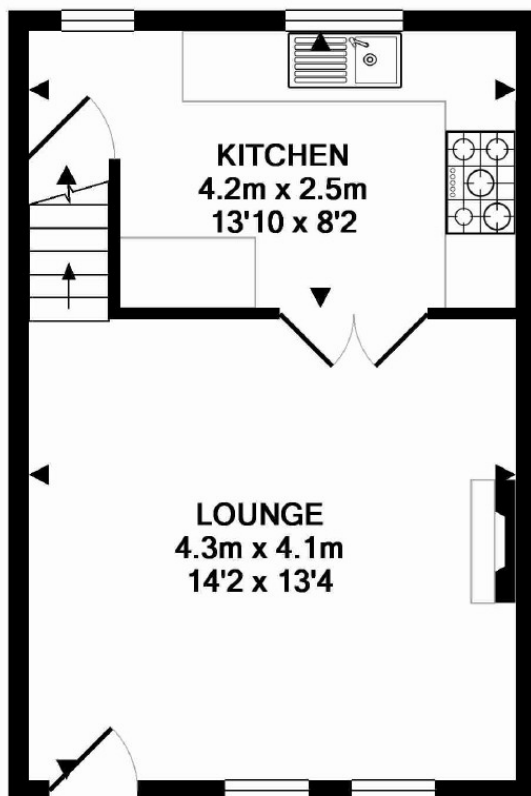
Externally, to the front of the property is a garden forecourt with attractive fencing and central gate.

View more about this property online....

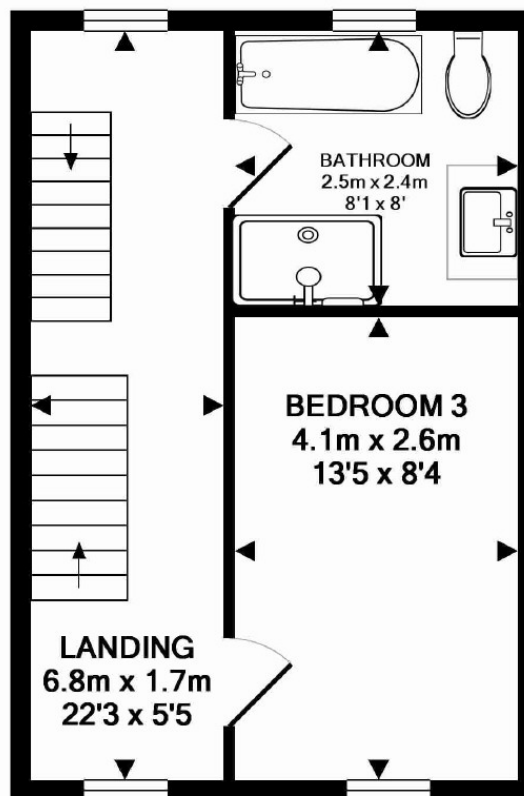
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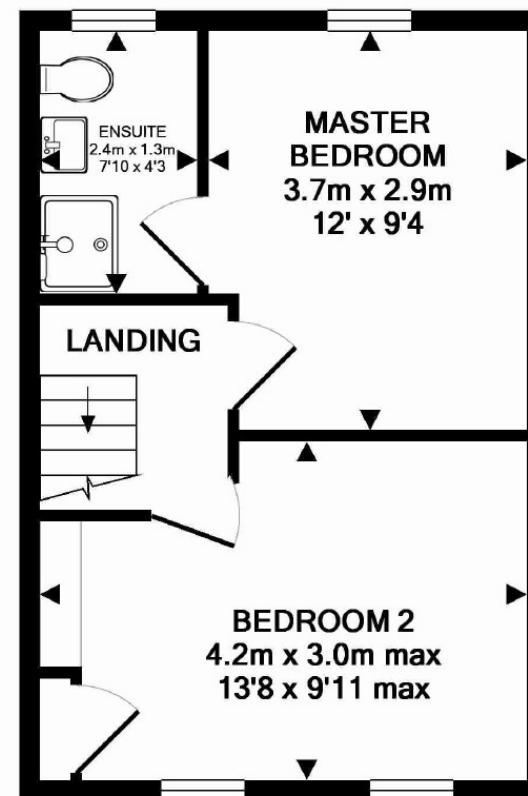
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GROUND FLOOR
APPROX. FLOOR
AREA 28.4 SQ.M.
(306 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.4 SQ.M.
(306 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 28.4 SQ.M.
(306 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.2 SQ.M. (917 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.