

Price

£395,000



Prospect Farm Cottage
Lister Well Road
Barnoldswick
BB18 5SQ



EPC Rating: F
Council Tax Band: C



LOCATION

Travelling away from our Barnoldswick office along Manchester Road proceed up the hill and on approaching open countryside turn right into Lister Well Road. Proceed along the lane and where the road forks bear right and continue along the track. On approaching the buildings ahead bear right and follow the track round and the property is located in front of you.

DESCRIPTION

This is an exciting opportunity to purchase a substantial two bedroom cottage. The property is situated in a stunning rural location with outstanding views of the surrounding area taking in the Three Peaks. The property offers generous living accommodation and is beautifully presented throughout and boasts exposed ceiling beams throughout and solid oak flooring to the ground floor. The cottage is situated in its own grounds and has ample parking and a detached annex which is suitable for a variety of uses.

The living accommodation is arranged over two floors and briefly comprises on the ground floor, a welcoming entrance porch with stone flagged flooring and double doors leading into the lounge with dining area and double sided multi fuel stove set on a stone hearth with feature stone surround and connects the lounge to a further sitting room with solid oak flooring and is wired for surround sound. The lounge has a staircase leading off to the first floor with contemporary glass balustrade. The modern fitted kitchen has an excellent range of fitted wall, base and drawer units in high gloss cream with butchers block effect working surfaces which extend to create a breakfast bar. There is a full range of integrated appliances including washing machine, tumble dryer, dishwasher, fridge freezer, built in microwave, electric oven and induction hob with stainless steel and glass extractor over and wall mounted central heating boiler concealed within a matching cupboard. Tiled splashbacks, recessed spotlighting and solid oak flooring complete the room.

To the first floor there is a spacious landing with UPVC window to the rear taking in views of the surrounding landscape. The master



bedroom is a lovely light and airy room with exposed ceiling beams and UPVC windows to three elevations and offers superb outlooks across the fields and hills in the distance. There is a modern range of fitted cupboards with cream high gloss finish and recessed spotlighting. The second bedroom is an excellent sized double with outlooks to three elevations. A superb family bathroom houses a three piece suite in white comprising low level wc with push button flush, contemporary one sink with chrome mixer tap and shower bath with chrome thermostatic shower with square fixed drench style shower head, glass shower screen, centrally located chrome taps, built in television, fully tiled walls, tiled flooring and spotlighting.

Externally, the property is set within a good sized plot with potential to extend subject to the necessary permissions. There is parking to the front and a large grassed area to the side. In addition there is a detached annex with French doors providing access to a good sized room with recessed spotlighting and wall mounted boiler providing heating. There is potential to create a shower room and plumbing and partition walls are already in place for this. In addition, there is a mezzanine floor providing useful storage space. The property has dry stone boundary walls and a timber shed housing spring water storage tank. There is an additional stone built storage area with up and over door.

This cottage is a truly exceptional home set in a stunning rural location and yet is only a short drive from Barnoldswick town centre and all of its amenities.

Internal viewing is essential to fully appreciate this exceptional home.

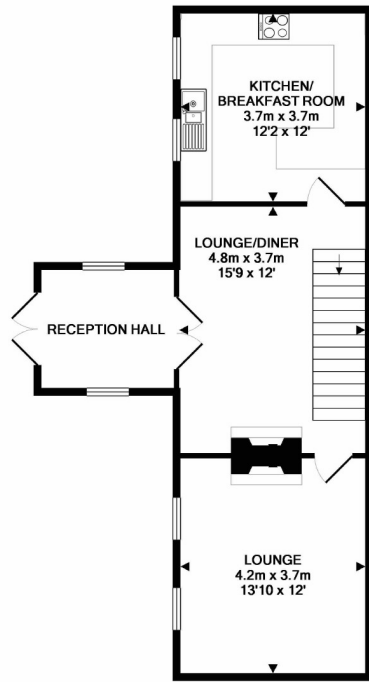


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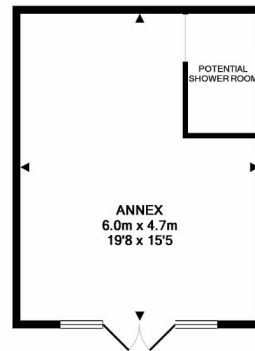
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GROUND FLOOR



1ST FLOOR

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.

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