



**Higher Crownest,** Hill Lane, Colne  
£395,000







# Higher Crownest

## Hill Lane

### Colne

### BB8 7EF

FANTASTICALLY MODERNISED THREE BEDROOMED DETACHED HOUSE WITH GARAGE, PARKING AND STUNNING VIEWS ACROSS THE VALLEY. THE ADDITIONAL GARDEN OFFERS SEPARATE SPACE FOR A HOME OFFICE AND SPACE FOR A KEEN GARDENER.

Higher Crownest has recently undergone a scheme of refurbishment providing superb accommodation. The stone built cottage is situated in one of Colnes most sought after and desirable locations. With an open rural aspect over countryside yet only five minutes driving distance away from the local amenities offered in Colne town centre and a short distance from two of Colnes most sought after primary schools, Christ Church and Laneshawbridge Primary. In addition to the cottage, the property has the unique opportunity to purchase a detached garden plot with secure off-road parking and it has its own gas, water and electric supply. There are several outbuildings to include greenhouses and timber sheds. Opportunity not to be missed!



Colne occupies a strategic location close to the southern entrance of the Aire Gap, which offers the lowest crossing of the Pennine watershed. The M65 terminates just west of the town and from here two main roads take traffic onwards towards the Yorkshire towns of Skipton (A56, 11 miles) and Keighley (A6068). Colne railway station represents the current terminus of the East Lancashire railway line, which until 1970 extended northwards towards Skipton. Colne is surrounded by beautiful villages and open countryside, which have helped to fuel a recent growth in tourism. The hamlet of Wycoller with its historic pack horse bridge and clam bridge, said to date back to the Iron Age, lies to the south-east in Brontë Country. The ruin of Wycoller Hall is thought to be the inspiration for Ferndean Manor in Charlotte Brontë's Jane Eyre.



This is a spacious home with GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING, and the accommodation is described in brief below using approximate room sizes:-

## GROUND FLOOR

**DINING KITCHEN** 18' 05" x 14' 08" (5.61m x 4.47m) Range of wall and base units with solid oak matching upstand and Belfast sink unit. Cookmaster range gas cooker. Lamona integrated dishwasher. Plumbing for automatic washing machine. Cast-iron wood burning cooking range. Space for American style fridge/freezer. Spotlighting. Window seat. Stone flagged flooring. Radiator. UPVC stable door.

**SITTING ROOM** 18' 06" x 14' 09" (5.64m x 4.5m) max. Cast-iron multi-fuel burner set within stone mantel and hearth. Radiator. Door leading to outside. Open storage area behind the open staircase. Fantastic views across the valley.

## FIRST FLOOR

**SPACIOUS LANDING** Split landing with large storage cupboard. Access to loft space. Radiator.

**BEDROOM ONE** 14' 09" x 10' 05" (4.5m x 3.18m) Decorative cast-iron fireplace. Radiator.

**BEDROOM TWO** 14' 02" x 9' 06" (4.32m x 2.9m) max. Built-in mirrored wardrobe. Radiator.

**BEDROOM THREE** 7' 11" x 8' 10" (2.41m x 2.69m) Radiator.

**BATHROOM** 9' 05" x 7' 09" (2.87m x 2.36m) Four piece suite comprising: panelled bath; double shower cubicle with thermostatic shower; hand basin; low suite w.c. LED spotlighting. Heated towel rail. Fully tiled walls and flooring.

**OUTSIDE** The rear of the property has a level lawn with planted borders and water supply. The side has a raised level lawn and outside stone store. To the front there is stone flagged flooring.

**GARAGE** 17' x 9' (5.18m x 2.74m) average With up-and-over door and electricity. Vaillant gas-fired combination boiler. Two Velux windows.

**ADDITIONAL LAND** Situated to the rear of the house, the land has a range of several lawns and vegetable plots with flagged pathways and two raised beds. There is an area for chickens and a secure parking area with space for five cars. With several outbuildings which are as follows:

LARGE TIMBER SHED measuring 14'9" x 8'9" with power.

Second shed which could convert into HOME OFFICE

measuring 9'8" x 11'8" and has insulation, electricity and double glazing.

GREENHOUSE ONE measuring 15' 07" x 11' 05" with power.

GREENHOUSE TWO measuring 18' 07" x 8' 03" with power and water.

GREENHOUSE THREE measuring 17' 02" x 11' 03" with power.

The land also has a gas supply in already in situ and a water supply.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

**COUNCIL TAX** This property is in Council Tax Band E. For further details please visit the Pendle Borough Council website.

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-

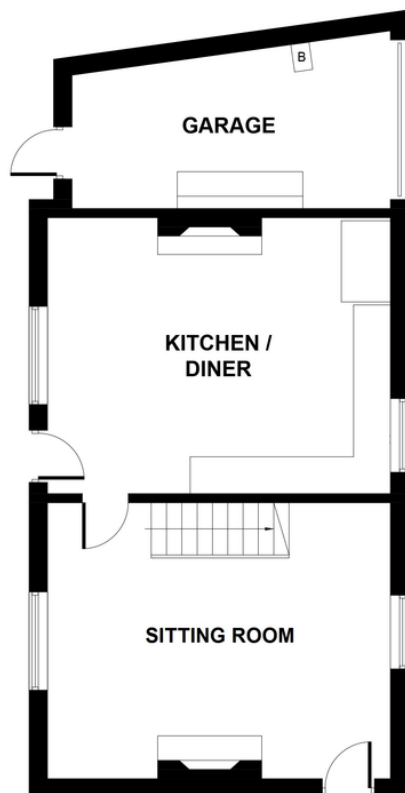
Monday to Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

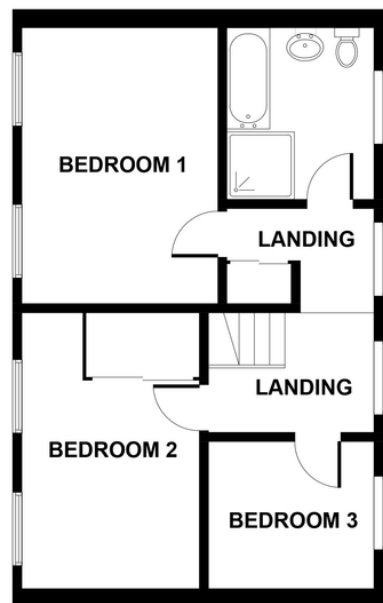
Sunday: 11.00am - 3.00pm

**DIRECTIONS** From Skipton, proceed straight through the village of Carleton onto West Road which becomes Skipton Old Road. After approximately 3 miles, go past the Black Lane Ends pub on the right, keep following past the golf club and take a left-hand turning after the golf club onto Hill Lane. Follow and Higher Crow nest is located on the right-hand side. A For Sale sign is erected.





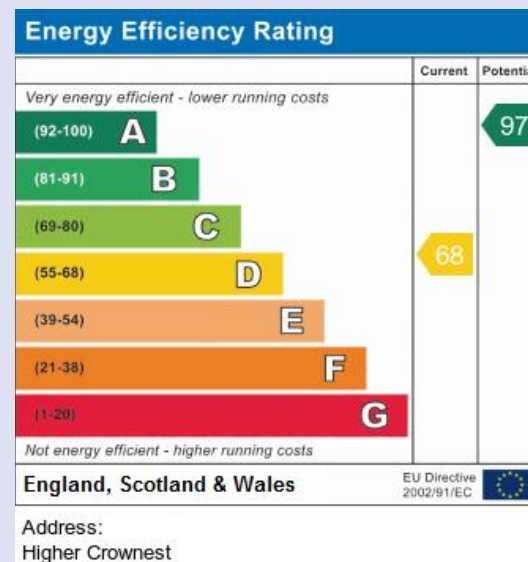
**GROUND FLOOR**



**FIRST FLOOR**

## **HIGH CROWNEST**

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 487817)



**Dale  
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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.