

1 MILNSHAW TERRACE  
GRINDLETON  
BB7 4RE

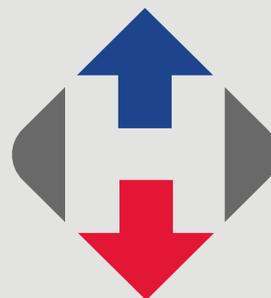
£319,000



- Spacious stone cottage
- 2 double bedrooms
- 2 reception rooms
- Parking for 2 cars
- Detached annexe accommodation
- Breakfast kitchen, utility, cloakroom
- Gardens to front & rear
- 110 m<sup>2</sup> + annexe 15 m<sup>2</sup> (1,192 sq ft plus annexe 165 sq ft) approx.

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A lovely stonebuilt cottage situated in the centre of this extremely popular village and with the rare advantage of private parking for two cars. This desirable house offers deceptively spacious well-planned accommodation with two reception rooms, an L-shaped breakfast kitchen, cloakroom, w.c. and utility. The first floor has two double bedrooms and a huge master with fitted wardrobes and a four-piece house bathroom.



Situated to the rear of the house is a detached studio annexe offering the flexibility of a variety of uses, e.g. office or garden room, but is currently used as en-suite guest bedroom accommodation. The house has gardens to the front and rear and a good-sized timber storage shed. Viewing is essential to appreciate the quality of this house.

**LOCATION:** On entering Grindleton from the Chatburn direction proceed up the hill and turn left after the Duke of York into Main Street. After around 300 yards Milnshaw Terrace can be found on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE VESTIBULE:** Through half-glazed hardwood front door.

**LOUNGE:** 4.6m x 4.7m (15'1" x 15'4"); with feature exposed beams, attractive stone fireplace and hearth housing cast iron gas stove, television point, window to front and side elevation, wall light points and access to:

**DINING ROOM:** 3.9m x 3.6m (12'10" x 11'11"); with window to side elevation, spindle staircase off to first floor and door to side porch.

**SIDE PORCH:** With hardwood door and window to side elevation.

**CLOAKROOM:** 2.9m x 1.2m (9'6" x 3'11"); with quarry tiled floor and coat hooks.

**L-SHAPED BREAKFAST KITCHEN:**

6.0m x 5.1m narrowing to 2.1m (19'8" x 16'10" narrowing to 7'); with a modern range of green oak-fronted Shaker style wall and base units with solid hardwood work surface and tiled splashback with under unit lighting, integrated Belling range style cooker with two ovens, separate grill, 8-ring gas hob and extractor over, Belfast sink unit with mixer tap and draining board carved into the work surface, feature stone flagged floor, 2 windows overlooking rear garden, large Velux window, breakfast area with space for table and chairs and recess spotlighting.

**W.C:** 2-piece white suite comprising low suite w.c with push button flush, wall-hung wash handbasin, wall-mounted combination central heating boiler and stone flagged floor.

**UTILITY:** 1.9m x 1.2m (6'2 x 4'); with half-glazed hardwood door to rear garden, stone flagged floor, recess spotlighting, plumbing for a washing machine and space for tumble drier.





**LANDING:**

**BEDROOM ONE:** 4.7m x 4.5m (15'6" x 14'9"); with large range of fitted wardrobes, solid wood doors and storage cupboards over, wall light point, fitted shelving and dressing table, television point.

**BEDROOM TWO:** 4.0m x 2.8m (13' x 9'4").

**BATHROOM:** With modern 4-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, storage cupboards under and to the side and bathroom cabinet with mirror and feature lighting over, double fitted shower enclosure with fitted shower and panelled bath with central chrome tap, fully Travertine tiled walls, Travertine tiled floor, recess spotlighting and a chrome heated ladder style towel rail.

**DETACHED ANNEXE:**

**BEDROOM:** 3.1m x 3.3m (10'3" x 10'11"); with Karndean flooring, wall-mounted electric thermostatically controlled radiator, television point and large walk-in storage cupboard.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising low suite w.c with push button flush, pedestal wash handbasin with chrome mixer tap

and wet shower area with fixed glass shower screen and electric shower, slate tiled floor, mermaid shower panels, chrome heated towel rail, Velux window and recess spotlighting.

**OUTSIDE:** To the front of the property is an attractive garden with stone paved pathways and patio area with planting borders and stone boundary wall, to the rear there is an enclosed patio garden with stone steps up from the back door leading to stone paved patio area with planting borders with cobbled edging. Gated access leading to cobbled driveway providing private parking for two cars side by side and a timber storage shed.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in hardwood frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** We are informed by the owners that the property is freehold.

**COUNCIL TAX BAND E. EPC RATING D.**

**VIEWING:** By appointment with our office.

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