

FORMER COTTON TREE
CHAPEL
COTTON TREE LANE
COLNE
BB8 7BH



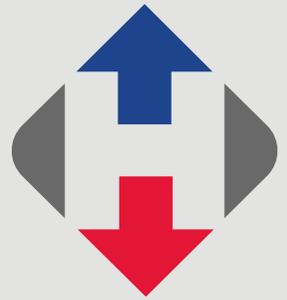
Offers around **£325,000**



- Detached Former Methodist Chapel
- Proposed 4/6 bedroom home
- Imposing accomm. potential to split
- Wonderful opportunity to complete
- Part converted property into one dwelling
- Stunning location- adjoining nature reserve
- Drive, gardens & patio with idyllic riverbank
- 199 m2 (2,140 sq ft) approx

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This is a fantastic opportunity to purchase a piece of local history. Former Cotton Tree was the detached Methodist Chapel situated off Cotton Tree Lane, brilliantly positioned on a delightful plot with fabulous south facing aspects and views over the riverbank, adjoining open fields and a wildlife nature reserve. The current owners have part converted the property now into one dwelling and there is now incredible flexibility to complete the work to provide a sizeable four or six bedroom luxurious family home or there is great scope to split into separate dwellings to utilise the space however suits. The property still has an abundance of character features and it has the most welcoming atmosphere which is superbly light and airy with vast open plan areas, mezzanines and pitched ceilings. Former Cotton Tree lies within easy reach of the amenities of the town centre, schools and excellent local road and transport networks. Externally it boasts private patio gardens and grassed embankments with lovely rural outlooks and a side driveway with excellent parking. An internal viewing is highly recommended to fully explore and appreciate what it is on offer.



LOCATION: Travelling along Keighley Road, Colne, at the roundabout take the second exit and then an immediate right turning, signposted Trawden. The property can be found situated on the right hand side and can be identified by our for sale board.

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

OPEN PORCH: With stone flagged flooring, panelled walls with window to the front, solid wood external front door.

HALLWAY: With solid wood external door leading to the rear garden, cast iron radiator.

OPEN PLAN LIVING ROOM : 7.4m x 6.8m (24'8" x 21'3"); impressive open design oozing with natural light filling the space with a feature floor to ceiling picture window boasting delightful outlooks across the adjoining river, the embankment and open fields, feature cast iron radiators, central cast iron Esse multi fuel stove on freestanding slate hearth, wrought iron spiral staircase leading to the first floor mezzanine above, television point, double bevelled glass and wood doors leading through to dining room, door way through to hall.

MEZZANINE: 7.4m x 3.6m (24'6" x 11'10"); with windows to the front elevation, internal windows overlooking the dining kitchen area, pleasant aspects over lower living room and feature picture window.

DINING ROOM: 6.3m x 3.7m (20'9" x 12'2"); with picture windows, light and airy space with high ceilings with arched ceiling beam through to kitchen, Victorian style panelled radiators, few steps up to kitchen.

KITCHEN: 6.3m x 3.8m (20'9" x 12'6"); Marks and Spencer luxurious Sonoma oak kitchen is ready in place to be fully installed with a range of fitted units and co-ordinating free standing units with drawers, base units, tall boy larder units with sliding racks, complementary working surfaces, composite double bowl sink and drainer unit, twin eye level electric ovens, separate island unit incorporating a 5-ring gas hob with surface surround, elevated aspect over open dining area, windows to the front and side elevations, staircase leading to mezzanine landing and master bedroom.

OPEN MEZZANINE LANDING AREA:

PROPOSED MASTER BEDROOM SUITE AND LUXURIOUS EN-SUITE BATHROOM: 7.7m x 3.2m (25'5" x 10'7"); designed to provide a master bedroom with views over the river and adjoining fields, open to a dressing room and luxurious en-suite bathroom which requires installation but briefly comprises a Roca freestanding cast iron bath, vanity sink unit and low suite w.c.

UTILITY ROOM: 3.3m x 1.2m (10'10" x 3'11"); with base units and surface surround, wall mounted Baxi combination gas central heating boiler, plumbing for washing machine.





BEDROOM TWO (rear): 4.1m x 3.1m (13'7" x 10'4"); excellent double room with cast iron radiator, lovely open private views to the rear.

SHOWER ROOM: 3.8m x 1.8m (12'8" x 6'0"); newly installed modern 3-pce white suite comprising double shower enclosure with large fixed rain shower and additional shower head, vanity wash basin with cupboard under and low suite w.c., with window to the side elevation.

ORIGINAL KITCHEN/PROPOSED BEDROOM THREE OR GARDEN ROOM: 3.6m x 3.3m (11'11" x 10'8"); currently has original wall and base units, working surfaces, sink drainer unit, gas cooker point, excellent views to the rear.

ADJOINING ANNEXE: This part of the property offers huge flexibility and is to have separated services connected and has a high enough ceiling to install a first floor which would then provide a separate living area, separate cottage or bed and breakfast premises, potential for a sitting room, dining kitchen, two bedrooms and a bathroom.

ROOM ONE: 4.6m x 3.3m (15'2' x 10'8");

ROOM TWO: 3.6m x 3.3m (11'8' x 10'11");

OUTSIDE: There is an excellent gravelled driveway to the side of the property providing private parking for several cars. There is great expanse externally which still offers further landscaping potential to fully utilise the space on offer. There are several stone and



pebbled patio areas and sun terraces with pleasantly planted garden borders each enjoying their own delightful private outlooks along the adjoining river bank, boasting south facing aspects overlooking open fields, a wildlife nature reserve where the current owners regularly see an abundance of birds, deer, otters and trout. There are paved pathways, wood log stores, stone boundary walls and an additional lower grassed embankment and there is access to a generously sized basement with stone steps, power and lighting within approx. 32'11" x 10'8" in size.

HEATING: Gas central heating system, Esse 17kw multi fuel stove connected to 5 radiators complemented by majority sealed unit double glazing with eco friendly Plantherm glazing in wood frames.

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

EPC: The energy efficiency rating at present is G.





EXTRA INFORMATION: Within the current converted living areas, the property has been newly-rewired and re-plumbed. New windows have been installed with Plantherm eco-friendly glazing. There is underfloor insulation in addition to the current standard building regulations.

There is planning permission in place for a 6 bedroom detached property or scope to split the property with very minimal planning restrictions, please ask for full plans, further information and a full list of works carried out to date.

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