

THE BRIERY COTTAGE
WHALLEY ROAD
HURST GREEN
BB7 9QJ

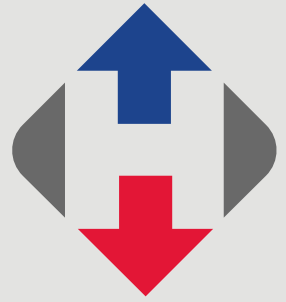
£380,000



- Spacious detached cottage
- 4 bedrooms - 1 with en-suite
- Lovely 1st floor lounge with beams
- Ample parking, attractive gardens
- Prime village location
- Excellent views
- New kitchen & bathrooms
- 137 m2 (1,484 sq ft) approx.

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An attractive stonebuilt detached cottage situated in the centre of this extremely popular village which is on the doorstep of the famous Stonyhurst College, has great access to the open countryside and is convenient for the Bayle Arms, Shireburn Arms and the village primary school.



This deceptively spacious house has recently been improved with a newly-installed dining kitchen with a range of built-in appliances, a new master bathroom with shower over the bath and new en-suite. The ground floor has a large dining kitchen which is open to a seating area, utility, three bedrooms and family bathroom. The first floor has a great lounge with pitched beamed ceiling with fireplace and open views plus the master bedroom with fitted wardrobes and en-suite. Externally there is a good-sized tarmac drive providing ample parking and turning and a lawned garden with patio. Viewing is recommended.

LOCATION: On entering Hurst Green from the Clitheroe direction proceed towards the centre of the village, turn left just before the Shireburn Arms and turn immediately left into the driveway of The Briery Cottage.

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

ENTRANCE HALL: Through PVC front door with window to side, spindle staircase off to first floor.

OPEN PLAN DINING KITCHEN AND SEATING AREA:

KITCHEN AREA: 4.7m x 4.9m (15'5" x 16'2"); with a newly-installed fitted kitchen with grey wall and base units and contemporary wood grain effect laminate work surface, one and a half bowl single drainer sink unit with mixer tap, integrated stainless steel double oven, integrated microwave, 4-ring induction hob with elevating extractor fan behind, integrated fridge freezer and dishwasher, drinks chiller, space for dining table and chairs and open to:

SEATING AREA: 4.3m x 2.8m (14' x 9'1"); with television point, storage cupboard and built-in shelving.

UTILITY ROOM: 2.0m x 1.7m (6'7" x 5'8"); fitted range of wall and base units, space for tumble dryer and plumbing for a washing machine, wall-mounted Worcester central heating boiler which was installed one year ago.

BEDROOM TWO: 4.8m x 3.1m (15'9" x 10'); with built-in wardrobe and laminate flooring.

BEDROOM THREE: 4.4m x 3.1m (14'6" x 10'); with built-in wardrobe and laminate flooring.

BEDROOM FOUR: 3.4m x 2.2m (11'3" x 7'4").





FAMILY BATHROOM: With recently installed 3-piece suite comprising low suite w.c., with concealed cistern and push button flush, vanity wash handbasin with storage under and mirror above, panelled bath with central chrome mixer tap and thermostatic shower over with glass shower screen, heated ladder style towel rail, tiled walls, tiled floor, recess spotlighting, extractor fan and built-in towel cupboard.

FIRST FLOOR:

LOUNGE: 5.5m x 5.0m (18'1" x 16'4"); spacious lounge with feature pitched ceiling with exposed beams, Velux window and window to front elevation offering excellent views across towards Whalley Nab, Langho and Wilpshire, television point, feature fireplace housing 'Living Flame' gas fire with marble hearth and inset with attractive wooden surround.

BEDROOM ONE: 3.6m + wardrobes x 3.4m (11'9" + wardrobes x 11'3"); with feature pitched ceiling with exposed beams and built-in wardrobes.

EN-SUITE SHOWER ROOM: Newly installed 3-piece suite comprising low suite w.c with concealed cistern and push button flush, wall-hung vanity wash handbasin with chrome mixer

tap and storage under, mirror over, corner shower enclosure with fitted thermostatic power shower, fully tiled walls, tiled floor, extractor fan and Velux window.

OUTSIDE: The property has gated access leading to a large tarmac driveway providing ample parking and turning with raised planting border, cold water tap and security lighting, a lawned garden with stone pathway leading to stone patio area with raised planting border, timber fencing and Calor gas storage tank.

HEATING: Calor gas central heating system with a two year old Worcester boiler complemented by sealed unit double glazing in PVC frames, the windows and doors have all been replaced within the last 2 years (all ground floor windows changed in the last 2 months).

TENURE: The property is freehold.

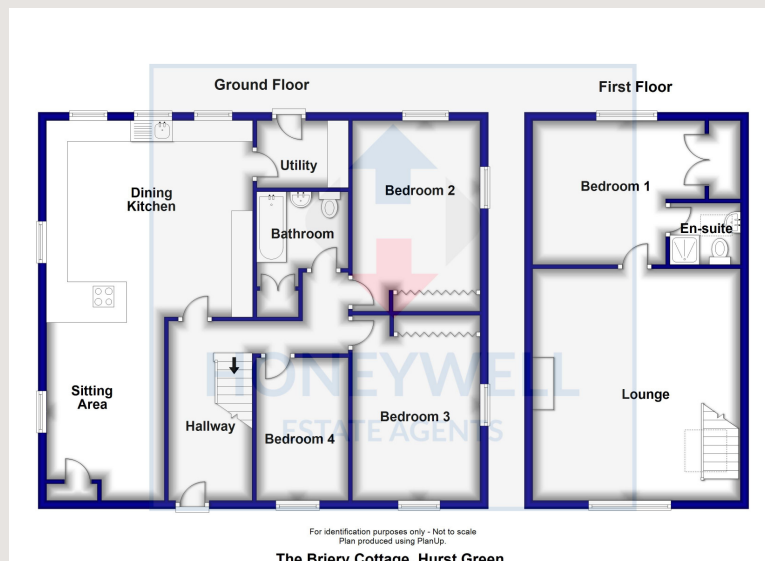
SERVICES: Mains water, electricity and drainage are connected,

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.





*The Briery Cottage, Hurst Green, BB7 9QJ
CD/ZR/161118*

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