

OAK HOUSE
PENDLETON
BB7 1PT

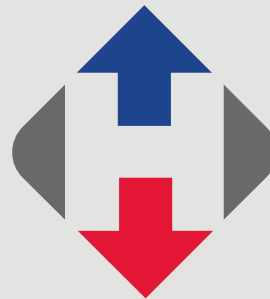
£325,000



- Stonebuilt character cottage
- 2 double bedrooms
- Bespoke kitchen with Aga
- Private lawned garden
- Extremely sought after location
- Lounge & dining room
- 3-piece bathroom with shower
- 101 m2 (1,094 sq ft) approx.

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A beautiful end of terrace stone cottage situated within this extremely desirable village of Pendleton which offers easy access to the A59 and is only a stone's throw away from the popular Swan with Two Necks public house.



This attractive character property offers light and airy accommodation with two spacious reception rooms, both with multi-fuel stoves and a full-width kitchen extension with a Mills & Scott bespoke fitted kitchen with Corian work surfaces and Aga. The first floor offers two double bedrooms, both with feature cast iron fireplaces and a 3-piece bathroom with P-shaped bath and shower over. Externally there is a forecourt walled garden and good-sized westerly facing side lawned garden with gravelled patio and well-stocked orders. Viewing is essential.

LOCATION: Entering Pendleton from the A59 proceed straight into the village and Oak House is the first stone cottage on the right hand side.

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

ENTRANCE HALLWAY: With solid hardwood front door, coved cornicing, feature tiled floor and staircase off to the first floor.

LOUNGE: 4.5m x 3.4m (14'9" x 11'3"); with exposed beams, dual aspect with windows to front and side elevation, television point, understairs storage cupboard, feature fireplace with stone surround and slate hearth housing cast iron multi-fuel stove.

DINING ROOM: 4.0m x 3.4m (13'3" x 11'2"); with exposed beams, window overlooking the garden, feature fireplace with open chimney breast housing multi-fuel stove with stone surround and flagged hearth.

KITCHEN: 3.9m x 3.3m (12'9" x 10'9"); bespoke Mills & Scott kitchen with oak-fronted wall and base units and Corian working surface with moulded sink and chrome mixer tap, tiled splashback, fitted Aga with 2 hotplates and 2 ovens. The Aga is gas power flue and equipped with the Aga Intelligent Management System to provide efficient use. Plumbing for washing machine, integrated Neff fridge and Neff dishwasher, wall-mounted Glow Worm central heating boiler concealed inside kitchen wall cupboard, recessed spotlighting, stable door to the rear garden, stone flagged floor and space for table and chairs.

FIRST FLOOR:

LANDING: With coved cornicing.

BEDROOM ONE: 4.6m x 3.6m (14'11" x 11'8") + recess; with coved cornicing, feature cast iron fireplace, dual aspect with windows to front and side elevations, excellent views.





BEDROOM TWO: 4.0m x 2.9m (13'3" x 9'7"); with coved cornicing, loft access, feature cast iron fireplace, attractive views.

BATHROOM: With 3-piece white suite installed by Mills & Scott comprising vanity washbasin with Corian work surface and bespoke oak pedestal unit with storage and chrome mixer tap, low suite w.c. with push button flush and P-shaped shower bath with matching shower screen, chrome mixer tap and Grohe thermostatic shower over. Airing cupboard housing hot water cylinder, part-tiled walls, Karndean flooring, recessed spotlighting.

OUTSIDE: To the front of the property is a walled garden which is gravelled for easy maintenance. To the side is a westerly facing lawned garden with gravelled patio, well-stocked plants and borders, boundary hedging offering excellent privacy. Outside tap and outside lighting.

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

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

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

COUNCIL TAX BAND E

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

VIEWING: By appointment with our office.

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