

HALSTEADS COTTAGE
RIMINGTON
BB7 4EA

£399,950



- Superb extended detached cottage
- Enjoying superb rural outlooks
- 2 spacious receptions & kitchen
- Oil fired central heating
- Set in approx $\frac{3}{4}$ acre gardens
- 4 bedrooms, house bathroom
- Offers excellent potential for modernisation
- 141 m² (1,514 sq ft) approx.

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Situated in a superb location in the much sought-after Ribble Valley village of Rimington, this detached stonebuilt cottage lies in approx ¾ acre of gardens and adjoins open fields looking down the valley and into the surrounding countryside.

The property has been extended several times and offers spacious accommodation as well as the benefit of off-road parking and a double garage. The internal accommodation comprises an entrance hallway, lounge, dining room and dining kitchen, four bedrooms and 4-piece bathroom. Now requiring some modernisation the property offers superb potential for a unique family home in a fantastic location.

LOCATION: Leaving Clitheroe on Chatburn Road, cross the A59 link road and continue into the village of Chatburn. Drop down into the centre and turn right into Downham Road. Follow the road up the hill and over the by-pass bridge before taking the next left and following this road all the way to Rimington. Proceed through the village and just after the junction into Stoops Lane the property is located on the right hand side.

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

ENTRANCE HALLWAY: PVC external door.

PANTRY: with electric meter, understairs storage cupboard, double doors to:

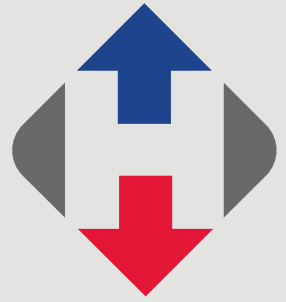
LIVING ROOM: 4.5m x 4.1m (14'8" x 13'5"); 'Living Flame' gas fire in stone surround, television and telephone points, 2 wall light points, open to:

LOUNGE: 4.7m x 5.1m (15'5" x 16'7"); PVC external door to the rear of the property, PVC sliding doors to side, staircase to first floor landing, telephone point, 'Living Flame' gas fire in feature surround.

DINING KITCHEN: 4.2m max, 3.2m min x 5.3m (13'10" max, 10'5" min x 17'3"); range of fitted base and matching wall storage cupboards with complementary working surfaces, Esse solid fuel dual oven, built-in dishwasher, single drainer stainless steel sink unit, built-in electric oven, 4-ring gas hob with stainless steel extractor fan over, part-tiled walls, television point, internal door to:

DOUBLE GARAGE: 6.8m max, 5.2m min x 5.2m (22' max, 17'1" min x 17'); with up-and-over door, power and light, plumbed and drained for automatic washing machine, oil fired central heating boiler.

CLOAKROOM: With 2-piece suite comprising low suite w.c. and pedestal washbasin.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.9m max, 2.7m min (13'6" x 12'8" max, 9' min); fitted wardrobes to one wall, boarded wooden flooring.

BEDROOM TWO: 4.2m x 3.3m max, 2.8m min (13'10" x 10'10" max, 9'1" min).

BEDROOM THREE: 4.7m x 1.8m (15'5" x 6').

BEDROOM FOUR: 3.1m max, 2.1m min x 3.7m (10'3" max, 7' min x 12').

BATHROOM: With 4-piece suite comprising vanity wash handbasin, corner shower enclosure with plumbed shower, corner bath and low suite w.c. Hakf-tiled walls, airing cupboard with hot water cylinder.

OUTSIDE: The property is situated in approx $\frac{3}{4}$ acre of gardens and a driveway provides off-road parking for 2 cars. The gardens are mainly laid to lawn with flower beds, shrubs and mature trees surrounding, timber summer-house and greenhouse. The property adjoins open fields to the rear and enjoys a superb view of the Ribble Valley countryside down the valley.

HEATING: Oil fired central heating complemented by double glazed windows in PVC frames.

SERVICES: Mains water and electricity are connected. Septic tank drainage.

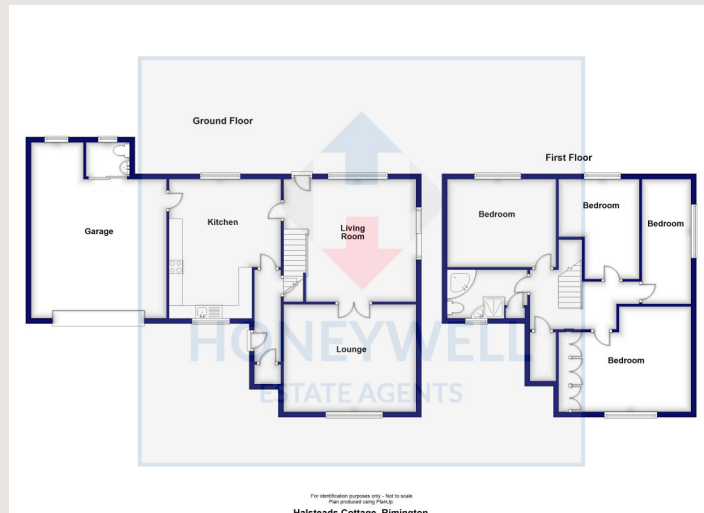
COUNCIL TAX BAND E.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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