

2 SYKES COTTAGES
LONGSIGHT ROAD
COPSTER GREEN
BB1 9ER



£239,950

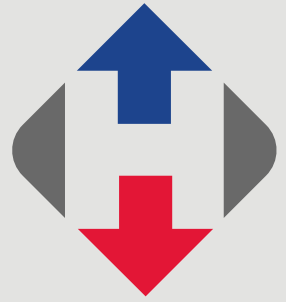


- Semi-detached character cottage
- 3 bedrooms; NO CHAIN
- Spacious dining kitchen
- Private parking to the front
- Open views towards Pendle Hill
- Lounge & study
- Open fireplaces, attractive features
- 119 m2 (1,280 sq ft) approx.

A semi-detached period cottage with many character features and stunning open views down the Ribble Valley towards Pendle Hill.

This deceptively spacious cottage has a large open plan dining kitchen with exposed beams and feature open fireplace, a lounge with another open fire and separate study with glazed French doors. On the first floor are three bedrooms with pitched ceilings and exposed beams and a 3-piece bathroom with free-standing bath.

Externally there is a front garden with open views and gravelled parking for 3-4 cars. To the rear is a patio garden with views and a detached timber store housing a utility space and storage. Viewing is essential.



LOCATION: Travelling along the A59 from Whalley towards Copster Green, the house is located on the left hand side towards the end of the long straight road just before reaching Copster Green.

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

ENTRANCE PORCH: Through half-glazed front door, tiled floor, double doors to hallway.

HALLWAY: With staircase off to the first floor.

SPACIOUS OPEN PLAN DINING KITCHEN: 6.4m x 3.3m opening to 4.4m (20'11" x 10'11" opening to 14'6"); **Dining area** with feature fireplace and open fire with cast iron and tiled inset and wooden surround, exposed beams, tiled floor, open view, glazed double doors to lounge. **Kitchen area** with fitted range of wood-fronted wall and base units with complementary laminate working surface, 2-bowl ceramic sink unit with mixer tap, integrated electric oven and 4-ring electric hob with extractor over, plumbing

for dishwasher, understairs storage cupboard, tiled floor, stable door to the rear garden.

LOUNGE: 4.1m x 3.9m (13'5" x 12'1"); with feature exposed beams and windows to front and side elevations offering excellent views across open countryside and towards Pendle Hill, feature exposed stone chimney breast housing open fire with oak mantel and stone flagged hearth, television point.

STUDY: 4.1m x 2.4m (13'7" x 7'10"); with glazed French doors and varnished wooden floorboards.

FIRST FLOOR:

LANDING: With airing cupboard housing hot water cylinder.

BEDROOM ONE: 4.1m x 3.6m (13'7" x 11'9"); with windows to front and side elevations offering excellent views, feature pitched ceiling with exposed beams, television point.





BEDROOM TWO: 3.8m x 3.4m (12'5" x 11'); with overstairs storage cupboard, laminate flooring and loft access.

BEDROOM THREE: 4.1m x 2.0m (13'7" x 6'8") + wardrobes; wall-to-wall range of fitted wardrobes.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome tap and free-standing roll top bath with chrome shower tap fitment, tongue and groove walls to dado height, chrome heated ladder style towel rail, wall light point, laminate flooring, exposed beams.

OUTSIDE: To the front of the property is a garden area with open views and mature trees, gravelled driveway providing parking for 3-4 cars. To the rear of the property is an enclosed patio garden with planting borders, outside light, outlook across open field. Detached timber store housing utility space with electric light, power and water supply, plumbing for a washing machine. The building also contains an open storage area.

There is a small section of land on which the timber outbuilding is set which is under lease from Huntroyde Estate.

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

HEATING: A mixture of Economy 7 electric storage heaters and individual open fires, hot water cylinder and immersion heater.

SERVICES: Mains water, electricity and drainage are connected. Gas is not available in this location.

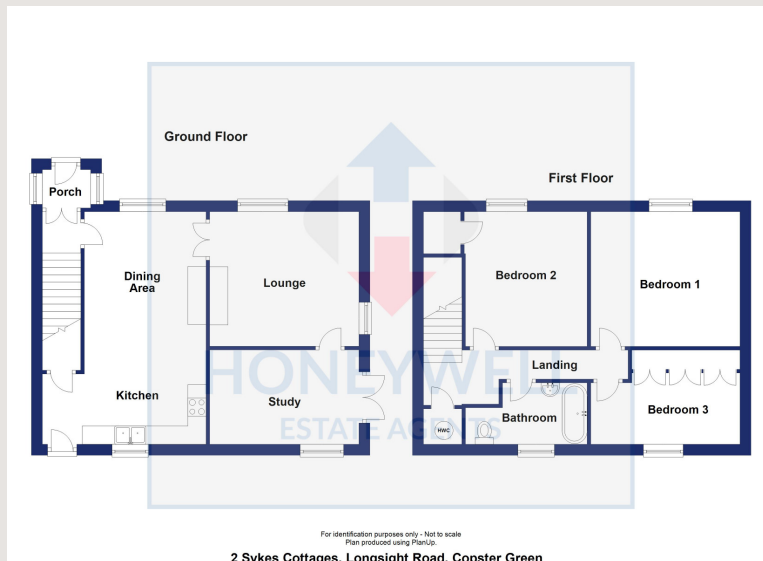
EPC: The energy efficiency rating for this property is F.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

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