

ROSE COTTAGE
STOPPER LANE
RIMINGTON
BB7 4DU

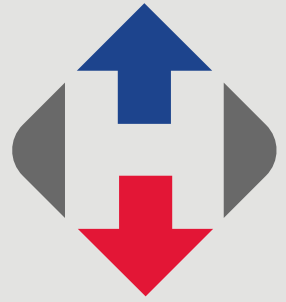


£289,000



- Large stonebuilt cottage
- 3 bedrooms, 4-piece bathroom
- Stunning character features
- Large dining kitchen
- Open views to front & rear
- Newly-decorated throughout
- Lounge & cloakroom
- 100 m2 (1,082 sq ft) approx.

A stunning stonebuilt cottage situated in this lovely location on the edge of Rimington with beautiful open views to the front and rear. The property has recently been tastefully decorated throughout and offers stunning character features including exposed beams, pitched ceilings, exposed stonework and lovely fireplaces. The ground floor has a lounge with fireplace and glazed door leading to the garden, two-piece cloakroom and there is a large dining kitchen with log burner and French doors. The first floor has three bedrooms all with exposed beams and vaulted ceilings and there is a four-piece bathroom with separate shower.



Externally the property has a garden to the rear with decked patio, attached store with plumbing for a washing machine and separate log store. Viewing is highly recommended.

LOCATION: Travelling through Rimington from the Chatburn direction proceed straight on through the centre of the village and after around 300 yards turn right into Newby Lane. Continue straight on for 500 yards passing Rufus Carr's garage and Rose Cottage is on the right hand side.

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

LOUNGE: 4.5m x 4.6m (14'10" x 15'2") including staircase + cloakroom); with window to front elevation, glazed door leading to garden to rear elevation, feature fireplace with brick interior and stone surround, television point, solid wood corner staircase off to first floor and tiled floor.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and pedestal wash handbasin with chrome mixer tap, tiled floor.

DINING KITCHEN: 5.3m x 4.6m (17'4" x 15'); with a fitted range of cream wall and base units with complementary dark hardwood work surface with tiled splashback and under unit lighting, ceramic Belfast sink unit with the draining board carved into the hardwood work top, mixer tap, stainless steel range style cooker with two ovens, separate grill, 5-ring gas hob and hot plate with extractor over, integrated fridge freezer and dishwasher, glazed French doors to rear garden, feature fireplace housing cast iron log burner with brick interior, stone flagged hearth and solid oak mantel, feature exposed beams and tiled floor.

FIRST FLOOR:

LANDING: With pitched ceiling, exposed beams and 2 windows to front with excellent open views.





BEDROOM ONE: 3.6m x 4.6m (11'9" x 15'); with one window to front and 2 windows to the rear with lovely open views across open countryside, feature vaulted ceiling with exposed beams and roof timbers, exposed stone gable wall and television point.

BEDROOM TWO: 4.6m x 5.2m (14'11" x 17'2"); with windows to front and rear elevation with open views, vaulted ceiling with exposed beams.

BEDROOM THREE: 3.6m x 2.2m (11'9" x 7'2"); with vaulted ceiling and exposed beams.

BATHROOM: With 4-piece white suite comprising low suite w.c., basin with chrome mixer tap, free-standing roll top bath with chrome tap and double shower enclosure with fitted thermostatic shower, chrome heated ladder style towel rail, part-tiled walls, tiled floor and vaulted ceiling with exposed beams.

OUTSIDE: There is a garden to the rear with decked patio area, planting borders and central pathway, attached brickbuilt shed with plumbing for washing machine and combination central heating boiler, electric light and power. Attached to this building is a log store which also houses the LPG gas bottles.

The rear boundary adjoins an open field and there is a right of way through the garden for neighbour's access.

HEATING: LPG bottled gas fired central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity and drainage are connected.

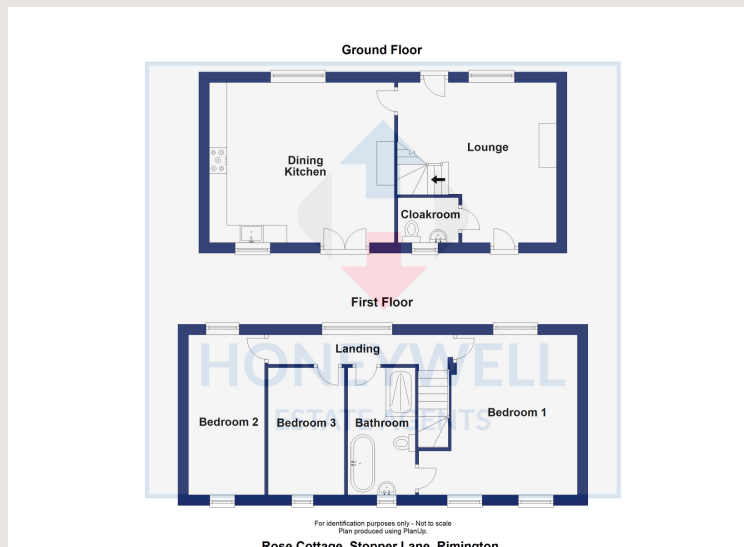
EPC: The energy efficiency rating for this property is G.

COUNCIL TAX BAND D

VIEWING: By appointment with our office.

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