

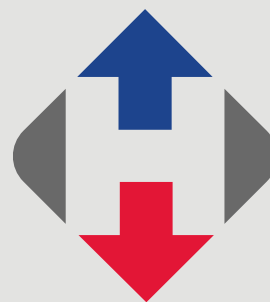
THE COTTAGE COPSTER GREEN BB1 9EW

£300,000



- Semi-detached double-fronted cottage
- Open views towards Pendle Hill
- Large garden, garage, parking
- 3 bedrooms, 4-piece bathroom
- 1st floor character lounge with views
- Dining room & fitted kitchen
- Requires updating throughout
- 104m² (1,120 sq ft) approx.

A semi-detached double-fronted cottage situated in this attractive location with outlooks from the front across the green and open views to the rear across the Ribble Valley towards Pendle Hill. The cottage does now require updating but offers excellent potential to create a beautiful home. The layout makes the most of the view with a large first floor lounge with dual aspect views, feature exposed beams and fireplace. The ground floor has a porch, hall, dining room, kitchen and two bedrooms. The first floor has a lounge, master bedroom and 4-piece bathroom.



Externally there is a good-sized garden to the rear which is split level and leads to a detached garage and parking area. Viewing is essential.

LOCATION: Travelling on the A59 from Clitheroe towards Copster Green continue along the long straight and as the road bends to the left on the approach to Yu restaurant on the right, turn left onto the track and the house is facing you on the left.

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

ENTRANCE PORCHWAY: Through PVC Rockdoor with window to side elevation, large cloaks storage cupboard and stone flagged floor.

INNER HALLWAY: With staircase off to first floor.

DINING ROOM: 4.5m x 3.6m (14'10" x 11'10"); with outlooks across the open green, feature fireplace with shelving and storage cupboard set into alcove and understairs storage cupboard.

KITCHEN: 3.3m x 3.1m (10'11" x 10'1"); with a fitted range of white wood effect laminate wall and base units with complementary laminate work surface and tiled splashback. Stainless steel

single drainer sink unit, Falcon range style cooker with 5-ring gas hob, 2 ovens, separate grill and extractor over, outlooks across the rear garden, plumbing for a washing machine and door to rear garden.

BEDROOM TWO: 2.8m x 2.5m (9'1" x 8'3"); with exposed beam, outlooks across the green and fitted wardrobe.

BEDROOM THREE: 4.4m x 2.2m (14'7" x 7'3"); with fitted wardrobe.

FIRST FLOOR:

LARGE OPEN-PLAN SPLIT LEVEL SITTING ROOM: 4.5m x 3.6m (14'10" x 11'10"); with feature pitched ceiling and exposed beams, window to front elevation with outlooks across the green, feature brick fireplace with stone flagged hearth and open fire, steps up to second seating area with pitched ceiling, exposed beams, window seat and large window with open views across open countryside towards Pendle Hill.





INNER HALLWAY: With storage cupboard housing central heating gas combination boiler.

BEDROOM ONE: 4.2m x 2.8m (13'8" x 9'3"); with pitched beam ceiling, PVC window with outlooks across the green, built-in storage cupboard and loft access.

BATHROOM: With 4-piece white suite comprising a freestanding roll top bath with chrome shower tap fitment, low suite w.c., pedestal wash-hand basin, shower enclosure with fitted electric shower, part-tiled walls, feature exposed stone, stone flagged window sill and exposed beam.

OUTSIDE: To the front of the property is a forecourt front garden with stone boundary wall with planting borders. Access along the side of the house leading to a rear garden.

There is a large rear garden with planting areas and boundary hedging, outside storage shed, large SINGLE GARAGE measuring 5.8m x 4.1m (19'0" x 13'4") with up-and-over door, power and light and personal door to the side.

There is parking for 2 cars. Please note the access road to the garage and parking is a little narrow and overgrown.



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

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

COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the 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.





The Cottage, Copster Green

*The Cottage, Copster Green, BB1 9EW
CD/CJ/220422*

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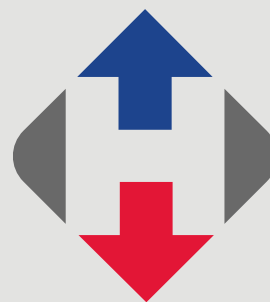
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- Large garden, garage, parking
- 3 bedrooms, 4-piece bathroom
- 1st floor character lounge with views
- Dining room & fitted kitchen
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Externally there is a good-sized garden to the rear which is split level and leads to a detached garage and parking area. Viewing is essential.

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ENTRANCE PORCHWAY: Through PVC Rockdoor with window to side elevation, large cloaks storage cupboard and stone flagged floor.

INNER HALLWAY: With staircase off to first floor.

DINING ROOM: 4.5m x 3.6m (14'10" x 11'10"); with outlooks across the open green, feature fireplace with shelving and storage cupboard set into alcove and understairs storage cupboard.

KITCHEN: 3.3m x 3.1m (10'11" x 10'1"); with a fitted range of white wood effect laminate wall and base units with complementary laminate work surface and tiled splashback. Stainless steel

single drainer sink unit, Falcon range style cooker with 5-ring gas hob, 2 ovens, separate grill and extractor over, outlooks across the rear garden, plumbing for a washing machine and door to rear garden.

BEDROOM TWO: 2.8m x 2.5m (9'1" x 8'3"); with exposed beam, outlooks across the green and fitted wardrobe.

BEDROOM THREE: 4.4m x 2.2m (14'7" x 7'3"); with fitted wardrobe.

FIRST FLOOR:

LARGE OPEN-PLAN SPLIT LEVEL SITTING ROOM: 4.5m x 3.6m (14'10" x 11'10"); with feature pitched ceiling and exposed beams, window to front elevation with outlooks across the green, feature brick fireplace with stone flagged hearth and open fire, steps up to second seating area with pitched ceiling, exposed beams, window seat and large window with open views across open countryside towards Pendle Hill.





INNER HALLWAY: With storage cupboard housing central heating gas combination boiler.

BEDROOM ONE: 4.2m x 2.8m (13'8" x 9'3"); with pitched beam ceiling, PVC window with outlooks across the green, built-in storage cupboard and loft access.

BATHROOM: With 4-piece white suite comprising a freestanding roll top bath with chrome shower tap fitment, low suite w.c., pedestal wash-hand basin, shower enclosure with fitted electric shower, part-tiled walls, feature exposed stone, stone flagged window sill and exposed beam.

OUTSIDE: To the front of the property is a forecourt front garden with stone boundary wall with planting borders. Access along the side of the house leading to a rear garden.

There is a large rear garden with planting areas and boundary hedging, outside storage shed, large SINGLE GARAGE measuring 5.8m x 4.1m (19'0" x 13'4") with up-and-over door, power and light and personal door to the side.

There is parking for 2 cars. Please note the access road to the garage and parking is a little narrow and overgrown.



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

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

COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is E.

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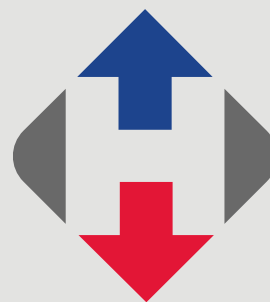
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