

Parkinson Terrace, TRAWDEN, Lancashire. BB8 8PA

£208,500 Freehold Freehold

FOR SALE



**Clifford
Smith &
Buchanan**
Estate Agents

PROPERTY DESCRIPTION

This delightful cottage has recently undergone a full renovation with the quality of finish and craftsmanship being second to none. There are so many beautiful features throughout including exposed oak truss' and beamed ceilings, exposed natural stone work, feature fireplace with log burning stove, bespoke fitted kitchen with appliances and stunning four piece bathroom suite. Pretty cottage gardens with a summer house, rural views and a natural stone walled driveway providing off road parking. Set in the heart of this sought after location with a tremendous community spirit and village amenities which include a Traditional Inn, Doctors Surgery, Library, Village Store and Community Centre. Internal viewing is absolutely essential to appreciate the lovely atmosphere and the outstanding quality the accommodation offers. A programme of improvement works carried out can be available on request.

FEATURES

- ABSOLUTELY STUNNING CHARACTER COTTAGE
- WONDERFUL FEATURES & CRAFTSMANSHIP
- RECENTLY FULLY RESTORED TO AN OUTSTANDING STANDARD
- SITTING ROOM/DINING ROOM WITH LOG BURNING STOVE
- BESPOKE FITTED KITCHEN WITH APPLIANCES
- STUNNING FOUR PIECE BATHROOM
- DRIVE PROVIDING OFF ROAD PARKING
- COTTAGE GARDENS & SUMMER HOUSE



ROOM DESCRIPTIONS

Entrance Porch

Composite entrance door, UPVC double glazed window and stone flagged floor. Radiator, LED ceiling lights and stunning original oak door with colour leaded light leading into the sitting room.

Sitting Room/Dining Room

18' 1" x 16' 11" (5.50m x 5.15m) A lovely comfortable room with a natural stone fireplace and log burning stove. UPVC double glazed window with stone sill and rural views. French style radiator, beamed ceiling and open stairs to the first floor with storage under. LED ceiling lights, wall light points, feature colour leaded window and sill and exposed natural stone surround doorway leading into the kitchen.

Bespoke Fitted Kitchen

14' 1" x 7' 7" (4.30m x 2.30m) Housing a range of high quality base and wall units with granite working surfaces and complimentary tiled splash backs. Belfast sink unit, integrated washing machine, tumble drier and dish washer. Belling Range Master stove, UPVC double glazed window with beamed lintel and UPVC double glazed apex roof window. Radiator and UPVC double glazed stable door leading out to the rear of the property.

Landing

High ceiling with exposed oak truss and beamed ceiling. UPVC double glazed window with stone sill, radiator and hand crafted recessed storage cupboards.

Bedroom

17' 3" x 11' 3" (5.27m x 3.42m) A stunning room with raised ceiling exposing the oak truss and beamed ceiling. Hand crafted storage cupboards and two radiators. Two UPVC double glazed windows with stone sills and far reaching countryside views.

Stunning Bathroom

Housing a four piece white suite with chrome plated fittings incorporating a free standing slipper bath with shower attachment, large step-in shower cubicle, pedestal wash hand basin and low level w.c. Natural wood floor, beamed ceiling and LED ceiling lights. Part tiled walls, illuminated bathroom mirror and UPVC double glazed window with slate sill.

Gardens and Grounds

To the front elevation is a tarmacadam drive with cobbled edging providing off road parking. Recessed bin storage lantern lamppost with sensory light. Natural stone walling and patio with summer house which has power and light installed. A pretty cottage garden with wall planting bedding.

To the rear of the property is a paved walk-way and timber garden shed.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



