



*35 Larkhill Cottages
Old Langho
Offers in The Region Of: £279,950*





35 Larkhill Cottages, Old Langho

An immaculately presented three-bedroom plus loft room cottage property, occupying a pleasant position with a delightful private village green, located in the popular Ribble Valley village of Old Langho.

A rare opportunity, with charming cottage character, open plan ground floor living accommodation and high-quality fixtures and fittings.

Briefly comprising, entrance hall, open plan family room, incorporating, lounge, kitchen, and dining room, and lounge on the ground floor, three bedrooms and modern family bathroom on the first floor, along with a loft room on the second floor.

To the front of the property there is an attractive enclosed front garden which overlooks the delightful village green. To the rear of the property there is an attractive South West facing rear garden with Indian stone patio and lawn area.



ENTRANCE HALL

A composite entrance door opens into the entrance hall, briefly comprising, first floor staircase, carpeted flooring, and ceiling light point.

FAMILY ROOM

The light filled open plan family room combines kitchen, dining room and lounge with two UPVC double glazed windows overlooking the front and rear of the property, along with aluminium bi fold doors with integrated blinds, allowing access out into the rear garden, briefly comprising, a range of graphite grey solid wood base and wall mounted units and impressive kitchen island with storage cupboards and breakfast bar, complementary Quartz work surfaces and splashbacks, bespoke fitted bench seat with Solid Oak seat with under seat storage and display shelves, Carron Phoenix graphite sink and Quooker matt black instant boiling water tap, Neff integrated appliances, oven with hide and slide door, combination microwave with oven and grill, Induction five ring hob, large overhead extractor, fridge freezer, and dishwasher, space and plumbing for a washing machine and tumble dryer, undercounter freezer, and wine cooler, built in under-stairs storage cupboard, three radiators, Karndean flooring, three ceiling light points, and chrome ceiling spotlights.

The properties combination boiler is neatly housed in one of the wall mounted units.

The welcoming lounge area of the family room has an attractive living flame gas fire and alcove display shelves.

LOUNGE

The attractive lounge with UPVC double glazed window overlooking the front of the property and a small window overlooking the rear, briefly comprising, impressive stone fireplace and hearth with open fire, radiator, carpeted flooring, ceiling coving, and ceiling light point.

BEDROOM ONE

Overlooking the front of the property with UPVC double glazed window, briefly comprising, built in wardrobe, cast iron fireplace with brick hearth, carpeted flooring, radiator, and ceiling light point.

BEDROOM TWO

Overlooking the front of the property with UPVC double glazed window, built in wardrobe, carpeted flooring, radiator, and ceiling lights point.

BEDROOM THREE

Overlooking the rear of the property with UPVC double glazed window, carpeted flooring, radiator, and ceiling light point.

BATHROOM

A modern family bathroom with UPVC frosted window, briefly comprising, P shaped panelled bath with chrome mixer tap and chrome thermostatic shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall and floor tiles, radiator, and chrome ceiling spotlights.

LOFT ROOM

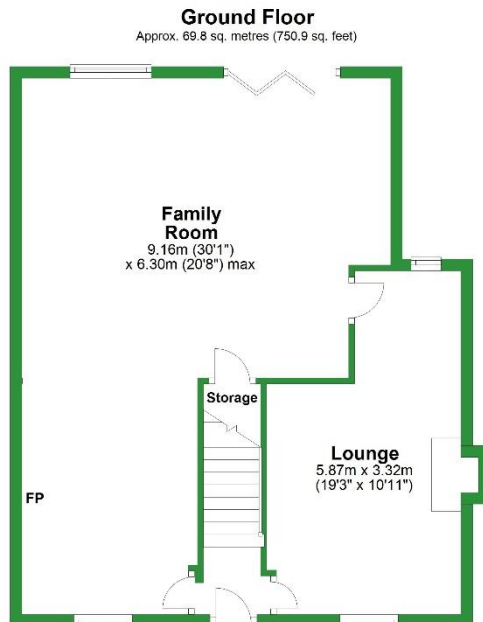
A spacious loft room with two Velux roof windows, currently used as a playroom and guest bedroom, briefly comprising, built in eaves storage cupboards along both sides of the room, carpeted flooring, wall mounted storage heater, and chrome ceiling spotlights.

EXTERNAL

To the front of the property there is an attractive enclosed front garden which overlooks the delightful village green.

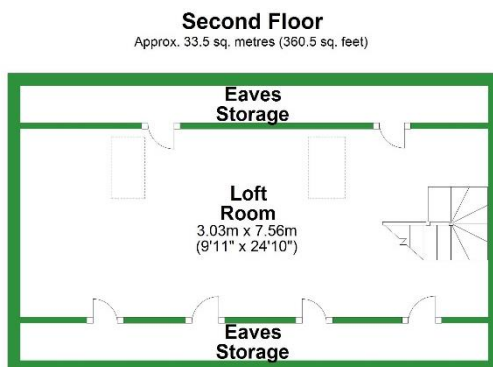
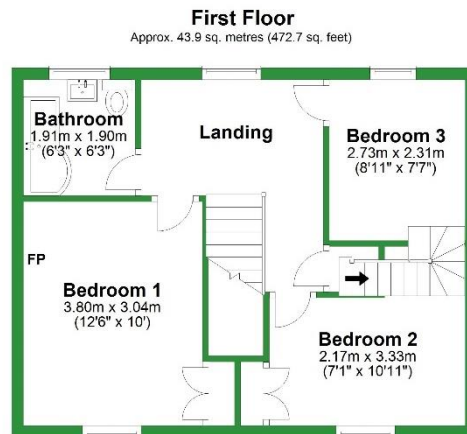
To the rear of the property there is an attractive South West facing rear garden with Indian stone patio and lawn area.





Total area: approx. 147.2 sq. metres (1584.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



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