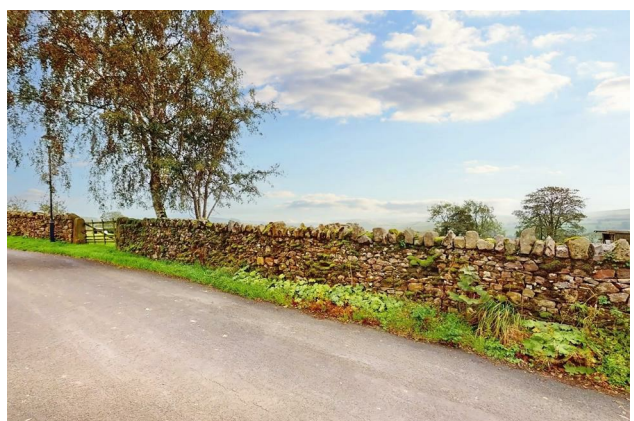


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## Jacobs Cottage, Halton East Offers In The Region Of £875,000

Property Images

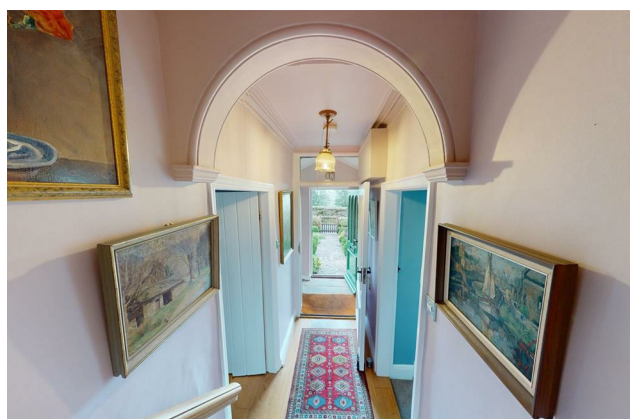
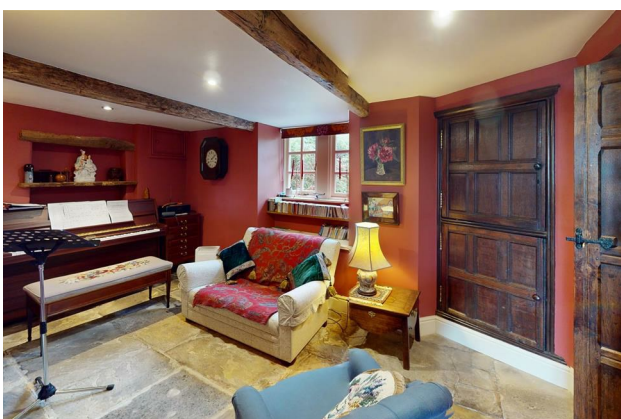




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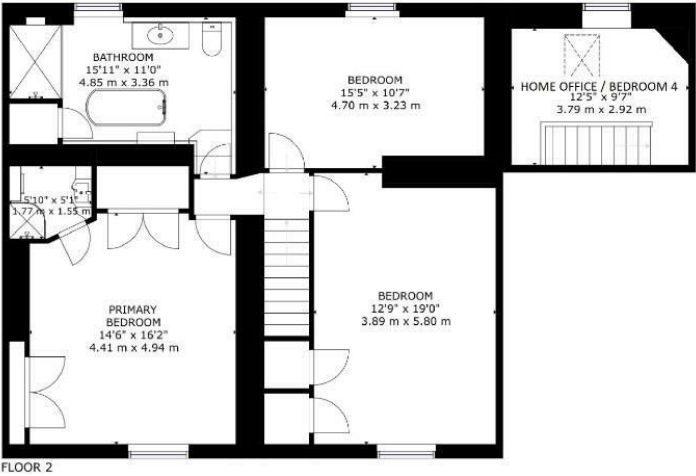
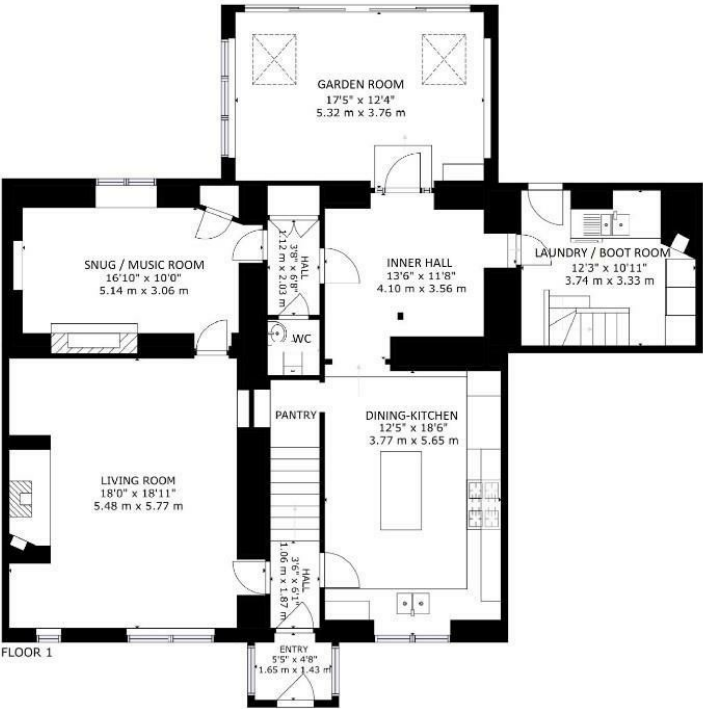
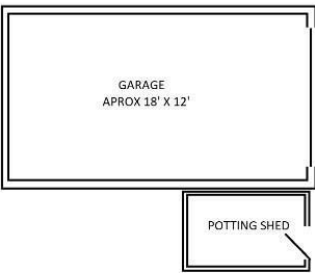
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## Property Images









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	



## Intro

A superbly positioned and presented period cottage offering perhaps deceptively spacious living accommodation at some 2700 square feet. Boasting some splendid views both to the front and rear.

Jacobs Cottage dates back to 1648 (Charles I) and retains much of the original charm and features, including oak beams, oak paneling and exposed stonework. The large living room features an Inglenook fireplace with bread oven, and the recently refurbished dining-kitchen was designed and hand built by Eastburn Country Furniture, and includes an EVERHOT range cooker.

Also having 4 bedrooms, snug, WC, laundry room, garden room, refurbished house bathroom and an en-suite to the principal bedroom.

With attractive cottage gardens to the front, and a good sized enclosed garden to the rear, a single garage, with attached store / shed and a parking apron for several vehicles.

Simply charming

## On-Line-Bullet-Points

- A substantial period property dating to 1648
- 2700 sq ft of internal living space, including 4 bedrooms
- Superb Eastburn County Furniture spacious dining-kitchen
- Fabulous period living room with oak paneling and Inglenook fireplace
- Garden room. Snug / music room. Home office / bedroom 4
- Laundry room, WC, house bathroom and en-suite
- Single garage, potting shed and parking for several vehicles
- Great views and location, and walking distance to The Bolton Abbey Estate

The property in brief: - An entrance porch timber and glazed door and stone flagged floor leads through an inner glazed door to an entrance hall oak flooring, and with stairs rising to the first floor.

The living room is of good proportions and shape, and features a superb Inglenook fireplace with bread-oven, encompassing a large multi-fuel-stove. Also featuring antique oak paneling, exposed oak beams and period oak door. There is good natural light from a double glazed window to the front with a pleasant outlook, and ample space for a couple of sofas and furniture. Off from the living room, a snug / music room with period stone open- fireplace, stone flagged floor, and attractive built in oak-fronted cupboards and door.

A rear passageway has a built-in cupboard and the ground floor WC.

The inner hall / reading space with oak flooring connects all the ground floor rooms and offers room for display furniture and storage. The spacious dining-kitchen has recently been completely refurbished by local craftsmen at Eastburn Country Furniture. Featuring bespoke hand-built solid timber units with granite worktops over, display shelving, oak flooring, oak beams and timbers, and an EVERHOT range cooker. A double bowl sink sits below a double glazed window with a pleasant outlook across the front garden onto pastureland. An under-stairs pantry provides further useful storage.

The garden room is reached via a contemporary glass door onto oak flooring and is of excellent proportions. Having sliding doors onto the garden, glazed units to each side, and 2 VELUX windows, this is a light room offering a relaxing space to read, dine or watch the local wildlife in the garden, and boasts fine views onto The Yorkshire Dales National Park.

The laundry / utility room has a range of fitted units incorporating a sink, and with ample space for a washing machine, dryer, fridge / freezer and also provides excellent boot and outdoor gear storage. Features include exposed beams, stone flagged floor, and original bread oven. A door leads out onto the gardens, and a staircase rises to bedroom 4 / home office.

Bedroom 4 is currently set up as home office and could be used as a bedroom / studio. Having low level window, VELUX window and exposed roof timbers.

To the main first floor: - The principal bedroom is of generous proportions and features an en-suite shower room and fine long distance views. With ample space for a super-king bed and furniture, and also having 2 pairs of built-in wardrobes. Bedroom 2 is equally as large, and again with fine views. This room is currently set up as a triple bed-room, and with built-in wardrobes. Bedroom 3 is a double bedroom, set to the rear of the property.

The recently refurbished house bathroom is of excellent proportions. Featuring timber paneling, a vanity wash basin, free-standing claw-foot-bath, WC and with the added advantage of a large walk-in-shower enclosure, and a window with a pleasant outlook.

Outside: - To the front of the property, delightful and good sized cottage-style, very well stocked gardens, stone cobbled sitting areas, and fine views. At the rear, a delightful and good sized enclosed garden laid mainly to lawn, and with stone flagged sun / al fresco dining areas, gravel paths, well stocked borders and fine views. A pedestrian gate leads to a sizeable parking apron and a detached single garage with timber potting / storage shed to the side. Access to this part of the property is via a grass track onto Chapel Lane.

Mains drainage and water. Oil fired heating with modern external boiler.