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Low Fold Cottage, Kelbrook Offers In Excess Of £230,000

Property Images



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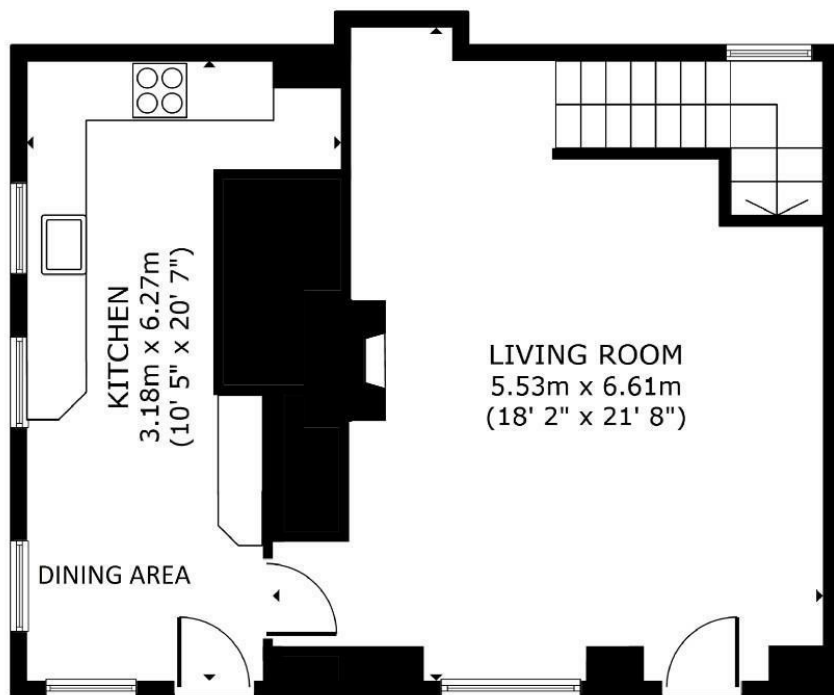


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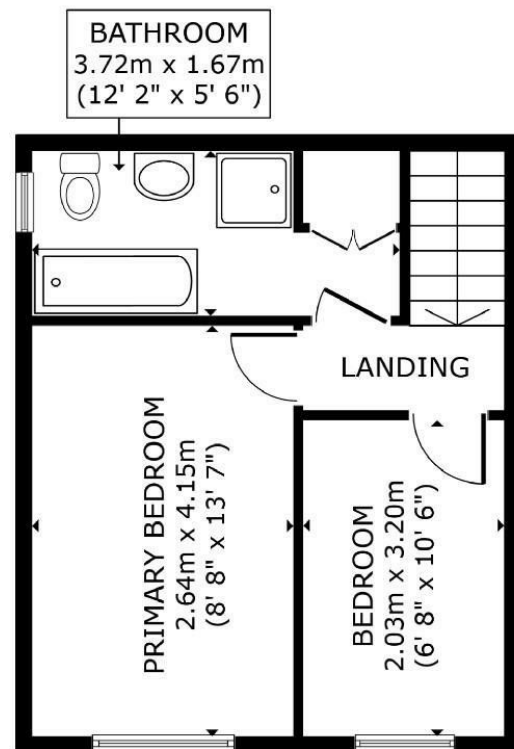
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GROUND FLOOR



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



Summary

Low Fold Cottage is a charming and cosy, traditional stone built semi-detached cottage, dating back to 1630.

The property offers surprisingly spacious accommodation, particularly to the extended ground floor, and must be seen to be fully appreciated.

Located in a tranquil part of the sought-after village of Kelbrook, and with a pleasant outlook over the front garden towards Kelbrook Beck

Colne, Barnoldswick, and Earby are all within a 5-10 minute drive, and the larger market town of Skipton, just over the Yorkshire / Lancashire border is approximately 10 minutes away. The business centre's of West Yorkshire and Lancashire are within an hours drive.

On-Line-Bullet-Points

- A charming semi-detached cottage
- Extended ground floor dining-kitchen
- Spacious living room with wood-burner
- double glazed and GAS heating
- Front cottage-style garden
- 2 bedrooms
- Bathroom with bath and separate shower
- Chain Free Sale

The property comprises in brief : -

A fitted dining-kitchen finished in a shaker style with soft creams, providing an excellent range of base and wall units, and with laminate worktops incorporating a Belfast sink, and having attractive 'Harlequin-style' tiling. With some glass fronted display and corner display units, and with space for a fridge and freezer, washing machine, dryer, (all appliances available by separate negotiation), and a four-person dining suite. A Stoves Whirlpool fan oven and 4 ring gas hob are included in the sale. Having a pleasant outlook from no less than four double glazed window, and with a door onto the front garden / sitting area. An attractive space, finished with exposed beams and rustic plasterwork.

The living-dining room is of excellent proportions, with a large window, and a door onto the front gardens. Featuring a stone fireplace incorporating a sizable multi-fuel stove. Offering ample space for a couple of sofas and living room furniture. and with exposed beams, and return staircase with half-landing rising to the first floor.

To the first floor the principal bedroom has a pleasant outlook towards Kelbrook Beck from a panoramic double glazed mullioned window. Having space for a double bed and furniture. Bedroom two is a smaller double or good sized single, with window looking down the street. The bathroom is of decent proportions, and incorporates a bath, separate shower enclosure with thermostatic shower, wash basin, and WC. A window with autumn leaf glass provides good ventilation, a large linen / store cupboard, and with timber paneling to the walls.

We are informed that the loft is partially boarded for storage.

To the outside there is an attractive garden at the front of the property offering a very pleasant place to sit and relax. On street parking is immediately adjacent to the property.

All main services are connected, double glazed and GAS central heating. The sale is chain free.

Kelbrook is a village in the civil parish of Kelbrook and Sough, Borough of Pendle, in Lancashire, England. It lies on the A56 road between Colne and Earby.

Historically a part of the now divided old parish of Thornton-in-Craven in the West Riding of Yorkshire, Kelbrook was administered as part of Skipton Rural District, until boundary changes in 1974. Kelbrook lies in West Craven, so keeping cultural links with Yorkshire and Craven. Kelbrook School is situated in the heart of the village.

Elisabeth Beresford, the creator of the Wombles, wrote much of the second Wombles book, *The Wandering Wombles*, whilst staying in a cottage on Dotcliffe Road in 1970. The residents of Kelbrook are affectionately called Kelbricks.