

HUNTERS®

EXCLUSIVE

Cherry Tree Cottage, Gisburn

Offers In Excess Of £400,000

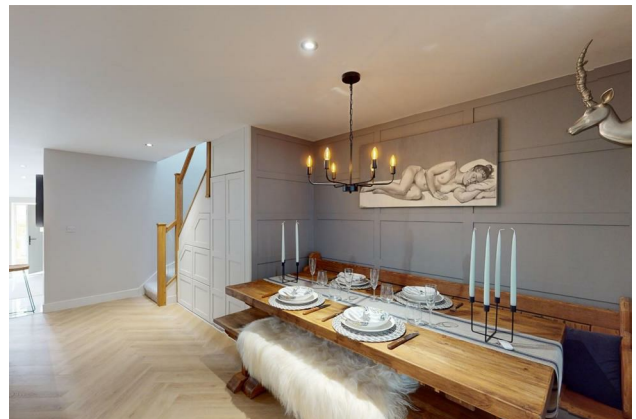
Property Images



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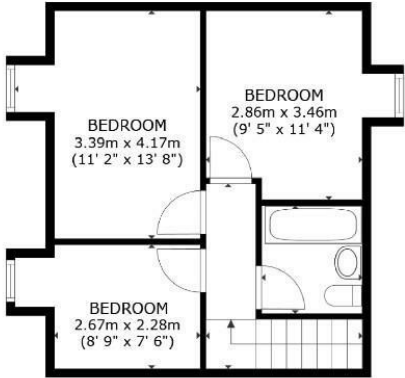
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FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	72	
(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 	



Nestled on the edge of the charming village of Gisburn, Clitheroe, Cherry Tree Cottage is a delightful property that offers a perfect blend of modern comfort and traditional charm. With 2 reception rooms and 3 / 4 bedrooms, this house provides ample space for both relaxation and entertainment.

Additionally, the proximity to good pubs, restaurants, and cafes ensures that you'll never be far from entertainment and amenities. Step inside, and you'll be greeted by a homely yet spacious interior. The open-plan layout seamlessly combines modern design elements with traditional features, such as beautiful partition doors to the sitting and living rooms, that adds character.

Having good access to Skipton, Settle and Clitheroe, great location for commuting also to Leeds and Manchester with a train station just 10 minutes away in Clitheroe or Colne.

Whether you're looking to relax with a good book, work from home in a peaceful setting, or host friends and family for a gathering, Cherry Tree Cottage offers the versatility to suit your lifestyle. Don't miss the opportunity to make this charming property your own and enjoy the best of rural living with easy access to nearby towns and cities.

A superb breakfast-kitchen is open-plan to the living-dining space, and features a comprehensive range of base and wall units, fitted appliances, Bosch oven, hob and extractor, and plenty of work surfaces. A centre island with Oak worktop has a breakfast bar area. The kitchen area is full of natural light from 2 windows onto the garden and a Velux window, and with marble effect tiled floor with under-floor-heating. The laundry room has granite work surfaces and space for a washer and dryer, and with a WC off.

The spacious living-dining area featuring under-floor-heating offers ample space for a couple of sofas and furniture, and an area for a dining suite. Having a staircase to the first floor, with bespoke built-in storage. The separate sitting room is cosy on wintery days with an ecobio-oil-burner and contemporary black-steel glazed partition doors.

To the first floor:- 3 double bedrooms high level windows and Velux windows making them bright and airy. The principal bedroom features exposed roof timbers and a paneled wall. The superbly presented bathroom has delightful feature wall coverings, and having a bath with shower over, vanity wash area and a WC. and is finished with high quality tiling and floor-coverings.

Outside there is an attractive hard-landscaped garden featuring stone flagging and dry-stone walls, making for a delightful and sunny place to enjoy outdoor dining and entertaining. Off from this, a 4 bay parking forecourt belonging to the property, and with additional visitor parking close by.

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Oil heating

Bore hole water supply - Shared and maintained with 3 cottages

Septic tank waste - In neighbouring garden - shared and maintained by Greengate Barn