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Extwistle Road
Burnley BB10 3PE

£325,000



Key Features:

Tenure:
EPC Rating: D
Council Tax Band: E



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T:

   
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3 BEDROOM House - Semi-Detached



Main Description:

Lower Bottin Cottage comprises of a stunning Grade II listed three bedroomed farmhouse set within generous lawned gardens a mere stones through from the highly sought after village of Worsthorne. Occupying a select Hamlet consisting of a cluster of similar stone built period properties. Internal inspection is imperative to fully appreciate the property's position and charm.

Entering the property, you are greeted by a spacious dining kitchen which certainly reflects today's modern family centric requirements an entirely sociable design infused with light through three windows and French doors which over look and access the gardens. The kitchen cabinetry is finished with in cream complete with wood effect working surfaces and a practical hard wearing oak floor. Accessed from the dining kitchen is a practical utility room. The family reception room features a 'Calor' gas fire set within a red brick fireplace with oak lintel and matching beamed ceiling, from here the staircase ascends to the first floor and further door leads to the rear porch with and cloakroom.

On the first floor, you will find three double bedrooms and a simply stunning and luxurious family shower room housing a bespoke 'Vileroy and Bosch' three piece shower suite.

Externally, Lower Bottin Cottage is accessed by its own private lane where there is parking for several vehicles the gardens are predominantly laid to lawn with natural stone boundary walling abutting open grazing land. A stone flagged patio is accessed from the dining kitchen perfect to eat, drink with family and friends. There a further patio area to the rear with space for storage shed.



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