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65 Lanehouse
Trawden
Colne
BB8 8SW



For Sale

- Stone-Built Cottage
- Two Double Bedrooms
- Stunning Views
- Fantastic Garden Space
- True Cottage Character

Offers In The Region Of £169,950

- Log Burner
- Open Plan Living Room/Diner
- Fitted Kitchen
- Highly Sought After Location
- Vaulted Ceilings



Beautiful, two bedroom, stone-built mid-cottage in the highly sought after area of Trawden. The property is perfect for a first-time buyer or downsizers who are looking for a quiet, tranquil location with stunning views.

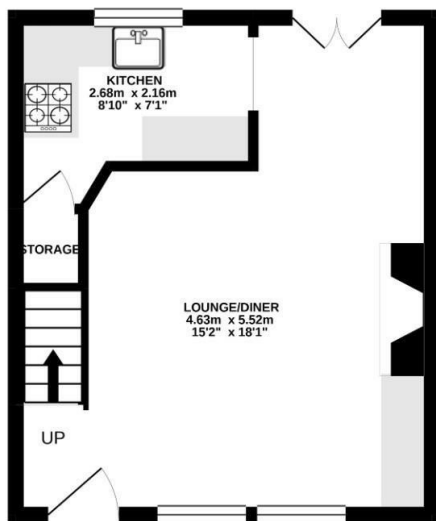
Entering the property you're welcomed into the spacious open plan living/dining room with exposed stone, timber beams, log burner and mullion windows to the front providing plenty of character. The dining room has patio doors leading to the patio area creating a wonderful inside/outside living.

The kitchen has been fitted with matching wall, base and drawer units in a white gloss with contrasting working surfaces with a range of appliances such as an electric hob, oven and Belfast sink. The space has been utilized with plumbing for the washing machine located under the electric hob. There is a useful storage space under the stairs.

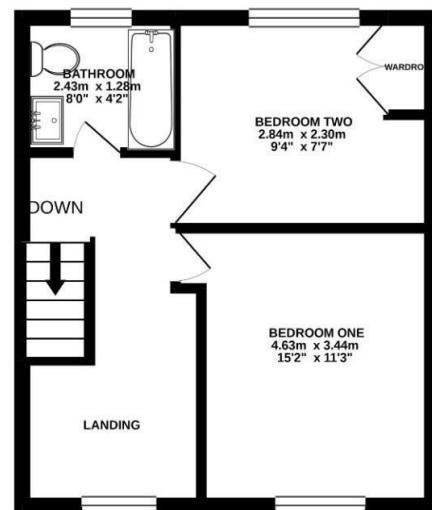
On the first floor there are two double bedrooms both with exposed stone and vaulted ceilings, one of which has fitted wardrobes. The bathroom comprises low-level WC, cabinet hand wash basin and a paneled bath with an overhead shower. The landing provides a great office space and plenty of character as the upstairs has exposed, distressed oak flooring throughout providing that true cottage feel.

Externally there is a elevated garden forecourt to the front with on-road parking and to the rear is a patio/sitting area with a elevated laid-too lawn area and potted plants with stunning views over the fields behind.

GROUND FLOOR
25.7 sq.m. (276 sq.ft.) approx.



1ST FLOOR
25.5 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA: 51.2 sq.m. (551 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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