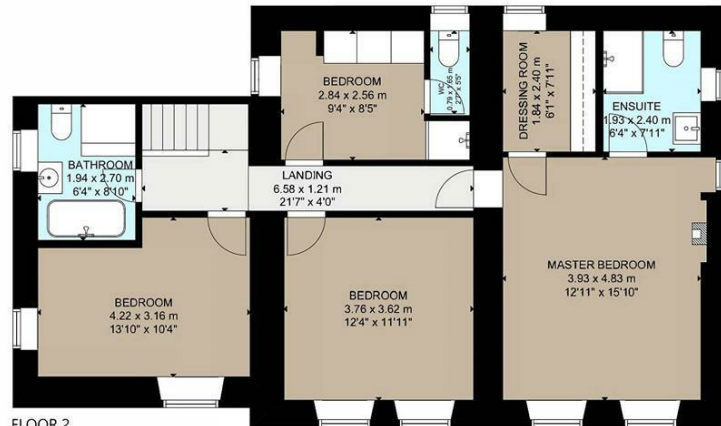
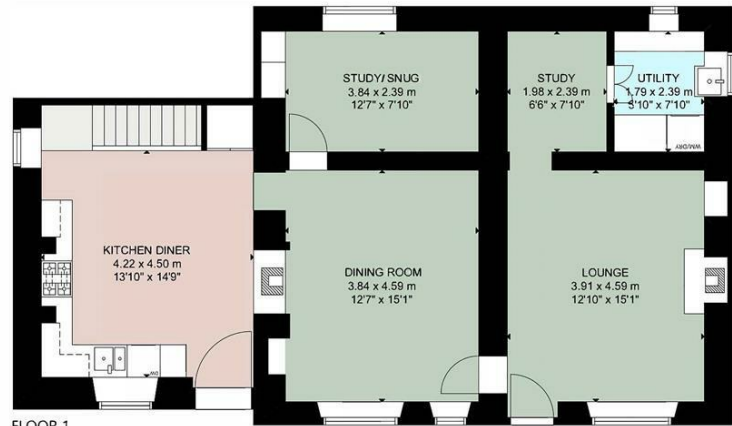




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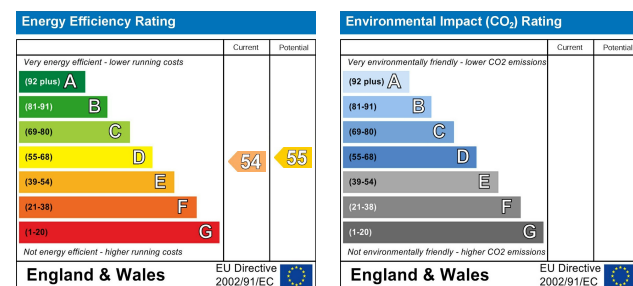


GROSS INTERNAL AREA
TOTAL: 185 m²/1,998 sq ft
FLOOR 1: 93 m²/1,004 sq ft, FLOOR 2: 92 m²/994 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

At Hapton Interchange, take the 3rd exit onto the M65 slip road to Skipton/Burnley, and merge onto M65. At Colne Roundabout, take the 1st exit onto Vivary Way/A6068. At the roundabout, take the 3rd exit onto N Valley Rd/A6068, next turn left onto Langroyd Rd. At the roundabout, take the 3rd exit and stay on Langroyd Rd, slight left onto Foulridge/Skipton Rd/A56. Continue to follow A56. At the roundabout, take the 1st exit onto Barnoldswick Rd/B6383 and continue to follow B6383. Turn right onto Farby Rd



7-11 Mill Cottages , Salterforth, BB18 5TL

Price £399,950



- Mill Cottage, Beautiful Four Bedroom Detached Stone Cottage
- Master Bedroom, Dressing Room & En-Suite
- Country Shaker Style Kitchen Diner With Four Reception Rooms
- Semi Rural Feel & Ideal Location
- Character & Charm Throughout, Fantastic Countryside Location
- Beamed Ceilings, Exposed Stone Walls & Log Burners
- Courtyard Garden With Private Parking
- A Must See!!! To Appreciate Size, Character & Charm Of Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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7-11 Mill Cottages

, Salterforth, BB18 5TL

****SOLD WITH NO CHAIN**STUNNING, IMMACULATE DETACHED STONE COTTAGE**CHARACTER & CHARM THROUGHOUT**MASTER SUITE WITH DRESSING ROOM & EN-SUITE**BREATHTAKING COUNTRYSIDE VIEWS IN A PEACEFUL SEMI-RURAL LOCATION****

Charles Louis Homes is delighted to offer this immaculate four double-bedroom detached stone cottage, situated in the sought-after village of Salterforth. Overflowing with charm and character, this stunning property boasts panoramic countryside views and enjoys a serene, semi-rural location. Originally three cottages, it has been tastefully converted into a spacious and unique family home.

The ground floor comprises a welcoming lounge that leads into the dining room and spacious open-plan kitchen/diner, along with a second reception room, a study, and a separate utility room. The front of the property boasts a delightful garden/courtyard.

Upstairs, the master bedroom features a private dressing room and en-suite. Bedrooms two and three are complemented by a charming family bathroom, while bedroom four includes its own WC.

The cottage also benefits from private parking and is situated in a highly sought-after area. Viewing is essential to truly appreciate the unique character and charm of this home.

Don't miss the opportunity to own this exceptional stone cottage – call now to arrange a viewing.

Lounge

12'10 x 15'1 (3.91m x 4.60m)

Entrance door to property with double glazed sash looking windows overlooking garden, original beamed ceiling, oak beam feature fire with multi fuel log burner with beautiful stone fireplace, centre ceiling light, modern cast iron radiators in white, access to study and second reception room.



Study

6'6 x 7'10 (1.98m x 2.39m)

Original oak beamed ceiling with modern cast iron radiator in white, centre ceiling light, access through to utility room.

Utility

5'10 x 7'10 (1.78m x 2.39m)

Double glazed sash looking window to side and rear elevation, fitted with wall and base units, belfast sink, plumbing and space for washing machine and dryer, tiled floor, centre ceiling light.

Dining Room

12'7 x 15'1 (3.84m x 4.60m)

Double glazed sash looking window to front elevation, overlooking garden, original oak beams, original open feature stone fireplace which is all open to kitchen/diner and fitted with multi fuel log burner and doors opening to either side, oak wood flooring, centre ceiling light, modern fitted cast iron radiator in white with access to kitchen/diner and separate dining room.



Office

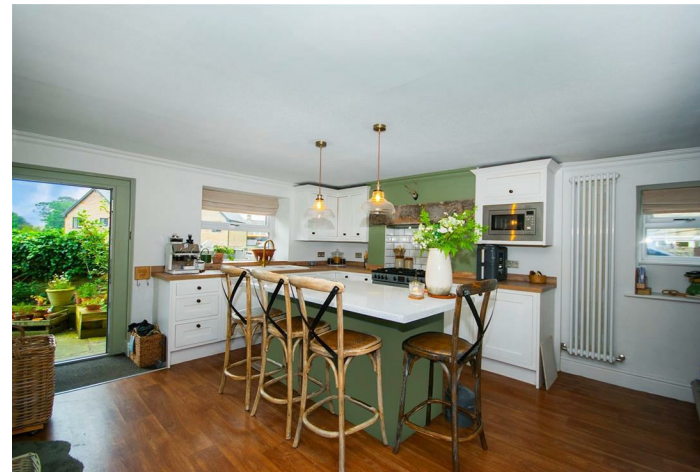
12'7 x 7'10 (3.84m x 2.39m)

Double glazed windows to rear elevation, centre ceiling light, wood panelling, built in wooden wine rack.

Kitchen/Breakfast Room

13'10 x 14'9 (4.22m x 4.50m)

Double glazed sash looking windows to front and side elevation, with door leading to garden, fitted with a range of modern shaker style wall and base units with solid wood worktops, one and half inset ceramic sink with mixer tap, plus boiling hot water tap, space for range cooker with extractor above, original stone beam and splash back tiles, open fireplace with multi fuel log burner, oak wood flooring, space for fridge freezer, integrated dishwasher, breakfast bar seating area with cupboards below and quartz worktop, modern fitted cast iron radiator in white, exposed stone brick wall and stairs leading to first floor.



Alternative View

First Floor Landing

Leading off to master bedroom with dressing room and en-suite, two further double bedrooms, bedroom four with en-suite and is currently used as gym and dressing room and family bathroom, wood panelled walls, exposed brick and centre ceiling light.

Family Bathroom

6'4 x 8'10 (1.93m x 2.69m)

Double glazed frosted sash looking window to side elevation, fitted with a Victorian style three piece suite, comprising of low level wc, hand wash basin and free standing Victorian rolled bath, wood panelled walls, oak wood flooring, centre ceiling light, modern heated towel rail.



Master Bedroom

12'11 x 15'10 (3.94m x 4.83m)

Stunning master bedroom with dressing room and en-suite, with double glazed sash looking windows to front and side elevation, original oak beams and wood panelled walls, exposed brick walls, original stone fire place with feature fire, two gas central heating radiators, centre ceiling light, with access to dressing room and en-suite.



En-Suite

6'4 x 7'11 (1.93m x 2.41m)

Double glazed sash looking window to side elevation, fitted with three piece suite, comprising of low level wc, hand wash basin and double walk-in shower, part tiled walls and tiled floor, original oak beams and original stone beams over window, centre ceiling light and chrome heated towel rail.

Dressing Room

6'1 x 7'11 (1.85m x 2.41m)

Fitted with a range of cupboards and drawers, double glazed sash looking window to rear elevation, original oak beams, centre ceiling light, gas central heating radiator.

Bedroom Two and Three

12'4" x 11'10", 13'10" x 10'4" (3.76m x 3.63m, 4.22m x 3.15m)

Two double glazed sash looking windows to front elevation, centre ceiling light, modern fitted cast iron radiator in white.



Bedroom Four

9'4 x 8'5 (2.84m x 2.57m)

Double glazed window to side elevation, original wood flooring, centre ceiling light, cupboard housing boiler, fitted wardrobes and access to shower and wc.



En-Suite

Fitted with low level wc, fully tiled, window to rear elevation, centre ceiling light, separate free standing walk in shower which is also fully tiled.

Garden

Pathway to front of property with patio area and astro turf lawn, set behind a dwarf wall with gated access and borders with mature plants and shrubs. Driveway parking also for two vehicles



Parking

Driveway parking also for two vehicles



Tenure - Freehold
Council Tax -Pendle Band D