

2 COMMONSIDE COTTAGE
TURKEY LANE
WHALLEY
BB7 9PF



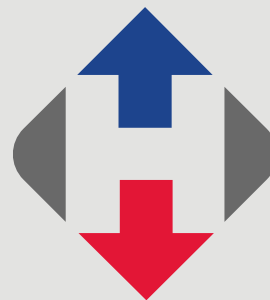
Offers over £400,000



- Semi-detached cottage with attached barn
- Stunning renovation project
- Open fields to front and rear
- Lovely open views to the rear
- Excellent development potential
- Gardens and driveway
- Cottage 966 Sq Ft
- (Ground floor - Brick barn 336 Sq ft and Stone barn 366 Sq Ft)

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A brick built character cottage that has attached barns at either side offering the fantastic potential to expand and create one larger home. The property has open fields to the front and rear with excellent views towards Kemple End from the rear. The cottage currently has a lounge with feature exposed beams, a dining kitchen, utility and upstairs there are 3 bedrooms and 3-piece bathroom.



To the left there is a brick barn which measures 336 sq ft and to the right there is an attached stone barn which measures 366 sq ft. Subject to the necessary planning permission one or both of these could be converted to create a fabulous house. Outside there is a good-sized front garden, driveway, small orchard to the side and a lawned rear garden adjoining an open field. Opportunities like this don't come often in Whalley so early viewing is recommended to see this excellent project.

LOCATION: Leave Whalley along Mitton Road and carry straight on at the mini roundabout at Calderstones. Continue for ½ mile and shortly after passing Kingsmill Avenue turn left into Turkey Lane, the house is the first one on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With half glazed front door, window to either side, wooden entrance door into lounge.

LOUNGE: 5.4m x 4.8m (17'10" x 15'10"); feature exposed ceiling beams, outlooks across the front garden, television point, tiled fireplace, door leading to staircase off to first floor, understairs storage cupboard.

DINING KITCHEN: 2.5m x 4.8m (8'3" x 15'11"); has a fitted range of wall and base units with complimentary laminate work surface and tiled splashback, stainless steel sink unit, space for dining table and chairs, door to rear porch.

UTILITY ROOM: 3m x 2.5m (9'10" x 8'0"); situated off the lounge with a stone slab shelf, floor mounted oil central heating boiler.

FIRST FLOOR:

LANDING: split level landing.

BEDROOM ONE: 2.7m x 4.9m (8'10" x 16'2");

BEDROOM TWO: 2.6m x 3.9m (8'6" x 12'11");

BEDROOM THREE: 2.7m x 2.6m (8'11" x 8'8").

BATHROOM: 3 piece suite comprising low level wc, pedestal handwash basin with chrome taps, panelled bath with chrome taps and electric shower over, fully tiled walls, storage cupboard housing hot water cylinder.





BRICKBUILT BARN: 7.2m x 4.7m (23'6" x 15'6");
with large wooden opening doors

STORAGE ROOM ONE: 2.8m x 4.9m (9'2" x 16'1");

STORAGE ROOM TWO: 3.3m x 4.7m (10'10" x 15'4");
with attached store to the rear

OUTSIDE: the property has gated access leading to a driveway, lovely front garden with central pathway and lawn to either side with well stocked plants and shrubs. To the rear is a lawned garden with timber boundary fence, oil storage tank.

HEATING: oil fired central heating.

SERVICES: mains water & electricity are connected.

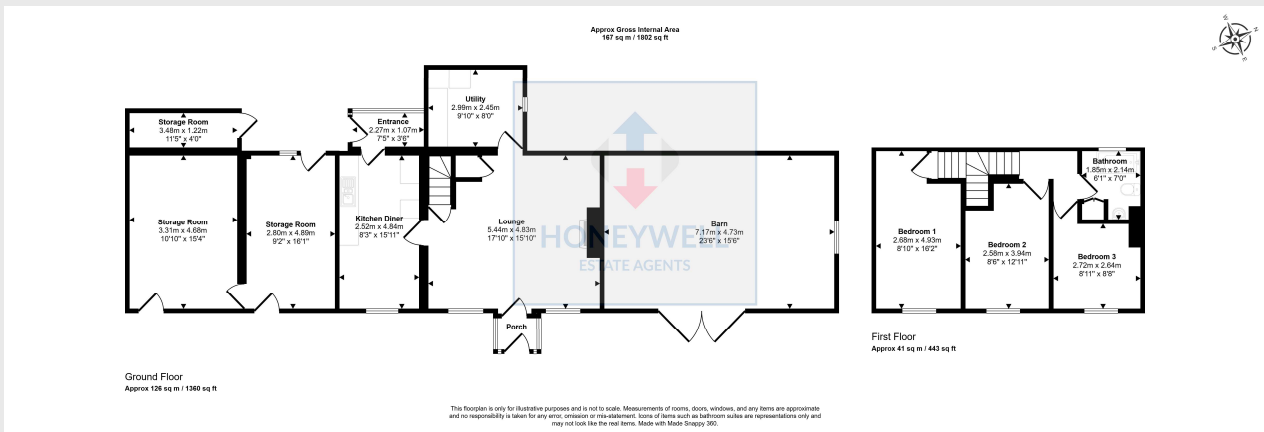
COUNCIL TAX BAND E.

VIEWING: By appointment with our office

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