



10-12 Mill Brow Road, Earby, Lancashire. BB18 6JT

Early viewing is not only strongly recommended, but is absolutely essential to fully appreciate the very generous proportions of the living space provided by this double cottage and the numerous desirable assets and beneficial attributes it has to offer, including wonderful rural views from the front and a truly delightful, enclosed garden at the rear. Set in a highly sought after location on the outskirts of town, surrounded by gorgeous open countryside and just a short walk from the picturesque Earby Waterfalls Park, this lovely character home boasts many charming features and should appeal to a wide range of buyers, especially a growing family.



Offers Around £269,950 Freehold

PROPERTY DESCRIPTION

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Tastefully furnished and presented to a high standard, this alluring abode benefits from double glazing and gas central heating and the accommodation briefly comprises an extremely impressive and unusually large lounge, which has an attractive polished wood floor, a splendid stone fireplace, fitted with a multi-fuel stove, and a French door giving access to the rear patio and garden. There is a further dining/living room, which also has a French door leading out to the garden and features a period style cast iron and tiled fireplace, set in a stained wood surround, with an electric stove. The good sized fitted kitchen is another of the many highlights of this exceptional dwelling, allowing space for a dining table and including a superior range style 'Belling' cooker, with an electric double oven, a grill and a seven ring gas hob.

On the first floor there are three very spacious double bedrooms, two having the advantage of the farmland views and the other enjoying a pleasant outlook over the garden, and four piece bathroom, which includes a separate shower cubicle. On the second floor is a particularly useful attic room, which could serve any number of purposes, such as a hobby or games room, gym or home office.

The very pretty, nice sized and enclosed garden at the rear is the last, but certainly not least, of the myriad of enticing qualities of this outstanding property and has two stone flagged patios, a lawn, flowerbeds, a timber shed and a coal bunker.

FEATURES

- Highly Desirable Double Cottage
- Wonderful Outlook/Views from Front
- Extremely Sought After Location
- Lots of Character & Attractive Features
- Fabulous, Unusually Large Lounge
- Living/Dining Rm with Access to Garden
- Din Kitchen inc Belling Range Style Cooker
- 3 FF Dble Beds & Useful Attic/Hobby Rm
- 4 Pc Bathroom with Separate Shower
- Delightful Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- Viewing Essential to Fully Appreciate



ROOM DESCRIPTIONS

Ground Floor

Entrance

Part double glazed entrance door, leading into the dining kitchen.

Dining Kitchen

12' 5" plus recess x 10' 0" into alcoves (3.78m plus recess x 3.05m into alcoves)
The good sized, attractively furnished dining kitchen is fitted with cream, wood fronted units, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a Belling range style cooker, with two electric ovens, a grill and a seven ring gas hob, with an extractor over, and an Integral dishwasher. The kitchen is laid with quality wood finish laminate flooring and has a double glazed window, radiator, enclosed stairs to the first floor and a useful under-stairs storage cupboard, with plumbing for a washing machine, electric power and light.

Living/Dining Room

12' 10" into alcoves x 11' 10" plus recess (3.91m into alcoves x 3.61m plus recess)

An extremely pleasant room, featuring a stained wood fireplace surround, with a period style cast iron and tiled inset, fitted with an electric stove. A double glazed French door, with matching windows at either side, gives access out to the delightful garden at the rear, and there is a radiator, telephone point and dado rail.

Lounge

24' 6" plus recesses x 14' 0" (7.47m plus recesses x 4.27m)

This extremely spacious and impressive room has a stained wood floor and boasts a splendid stone fireplace, fitted with a multi-fuel stove set on a stone hearth. Double glazed windows take full advantage of the lovely rural views from the front and another double glazed window and a double glazed external door in the rear elevation enjoy a lovely outlook over the garden. There are also two radiators, a dado rail and television point.

First Floor

Landing

The large landing has a double glazed window and radiator and has previously been used as an office/study area. It offers the potential to create a fourth bedroom, if required.

Bedroom One

14' 2" x 12' 5" (4.32m x 3.78m)

This generous double room benefits from views across open farmland at the front and has a double glazed window, ornate cast iron fireplace and a radiator.

Bedroom Two

14' 1" x 11' 10" into recess (4.29m x 3.61m into recess)

This second double room enjoys a pleasant aspect and has a double glazed window and radiator.

Bedroom Three

12' 5" x 10' 5" (3.78m x 3.17m)

This third double room also has the advantage of the lovely rural outlook from the front and has a double glazed window, radiator and a door giving access to the stairs leading to the second floor loft room.

Bathroom

Fitted with a four piece suite, comprising a bath, with a tiled splashback, a tiled shower cubicle, a pedestal wash hand basin and a w.c. Electric heated towel rail and a double glazed window.

Second Floor

Loft Room

12' 11" x 8' 5" plus space under the eaves (3.94m x 2.57m plus space under the eaves)

A useful attribute, the loft room provides excellent storage space and could serve any number of purposes, including a hobby or games room. It has a double glazed Velux window, a built-in storage cupboard, with fitted shelves, and the wall mounted gas combination boiler is fitted in this room.

Outside

Rear

The utterly delightful garden has two stone flagged patios, a lawn and a flowerbed which is stocked with a variety of shrubs. There is a useful wooden garden shed, a small coal bunker, a cold water tap and electric light. A stream runs at a much lower level along the bottom of the garden.

Directions

Proceed into Earby on the A56, via Thornton-in-Craven, along Skipton Road. Go past the Punch Bowl Pub on the left and All Saints Church on the right, through the bend and then turn immediately left into School Lane. Continue to the end of School Lane, go over the small bridge and then straight ahead at the mini roundabout into Water Street. Carry on to where the road forks and bear left, continuing on Water Street. Go over the small bridge into Red Lion Street and continue past the Red Lion Pub into Mill Brow Road and the property is on the right hand side.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

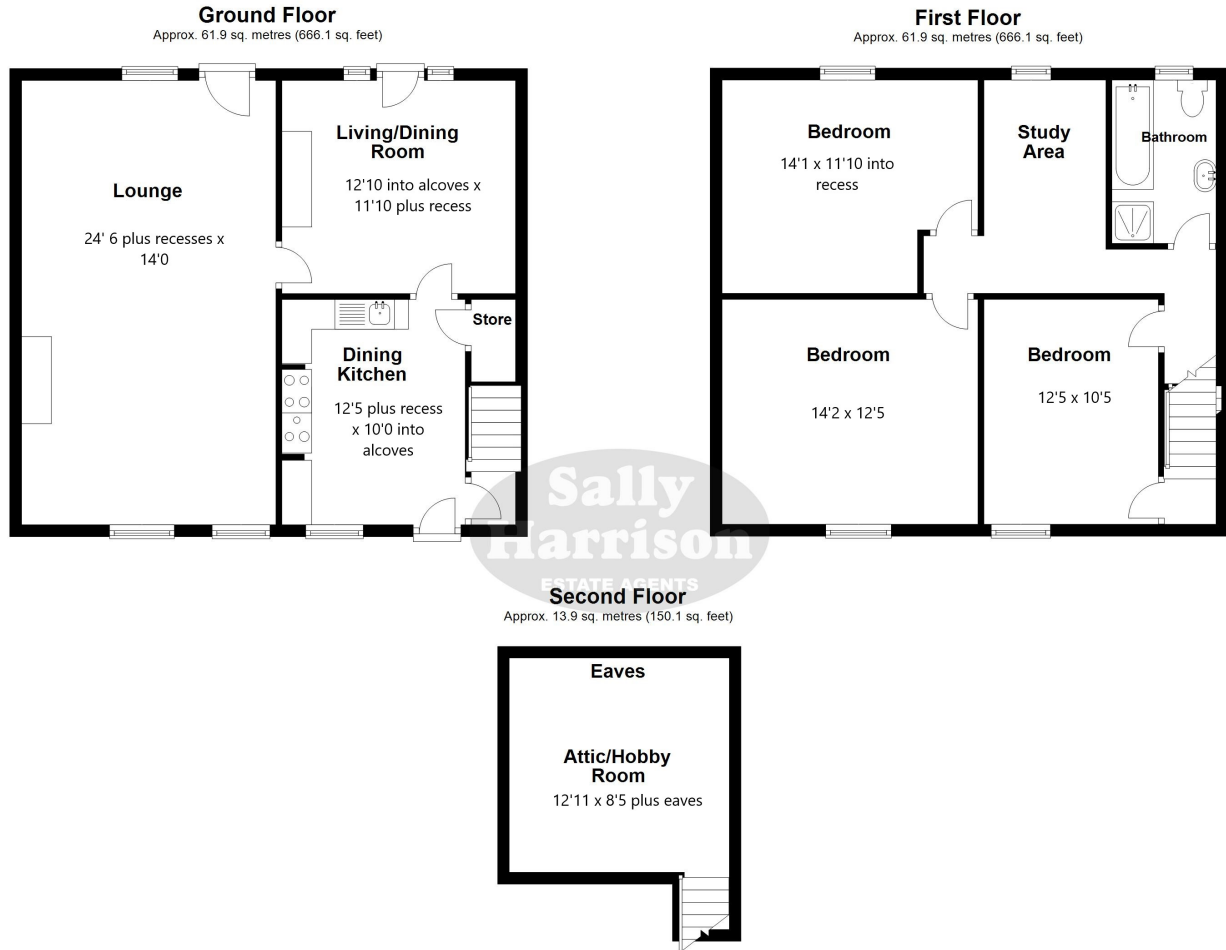
House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

15A24TT/05B24TT



FLOORPLAN & EPC



Second Floor
Approx. 13.9 sq. metres (150.1 sq. feet)

Total area: approx. 137.7 sq. metres (1482.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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