



BRIGHOUSE
WOLFF

Old School House Higher Lane, Lancashire WN8 7RA
£400,000



Built circa 1890 this delightful three bedroom, freehold, Victorian stone cottage retains many original features and is full of charm and character. It boasts mature gardens to the front and rear and attached garage. The gas centrally heated and double glazed (to the majority) accommodation comprises enclosed porch, lounge, conservatory, breakfast kitchen, vestibule, W.C. and three bedrooms and two shower rooms to the first floor. This is a rare opportunity for countryside living, located in the prestigious Dalton area of Lancashire, with outstanding views over the surrounding countryside. There are a host of local amenities and commuter links in the neighbouring villages.

Enclosed Porch

With quarry tile floor.

Lounge

13'6 x 21'4 (4.11m x 6.50m)

Formerly two rooms, this spacious reception room has open fire place, with stone surround and timber lintel, and original timber beams to the ceiling. Stairs to the conservatory and then up to the first floor.

Half Landing

Sliding patio doors to the conservatory.

Conservatory

16'1 max x 9'5 (4.90m max x 2.87m)

The double glazed conservatory on a brick base has superb views of the rear garden and the open countryside beyond. Tiled flooring fitted.

Kitchen

10'8 x 11'10 (3.25m x 3.61m)

With a range of base and wall units with worktops to accord and including a single drainer sink unit with mixer tap, gas hob with hood over, double

oven and plumbing for washing machine and dishwasher. The picture window has views over the rear garden and the open countryside beyond. Part tiled walls and tiled floor.

Side Vestibule

11'8 x 6'2 (3.56m x 1.88m)

With tiled floor and doors giving access to front and rear elevation and into the attached garage.

W.C.

Low level W.C.

FIRST FLOOR

Landing

Useful store cupboard.

Bedroom 1

10'11 x 11'11 (3.33m x 3.63m)

A double bedroom which is rear facing. Access to the roof void.

Ensuite

Suite comprising corner shower compartment, low level W.C. and wash basin. Tiled floor and walls.

Bedroom 2

10'8 x 9'11 (3.25m x 3.02m)

Front facing.

Bedroom 3

9' x 11'3 (2.74m x 3.43m)

Front facing with store. Access to the roof void.

Shower Room

Modern suite comprising double shower compartment with electric shower fitted, low level W.C. and wash basin, with waterfall mixer tap,, set in a vanity unit. Part tiled walls

Gardens

The cottage has delightful gardens to the front and the rear. The front garden has mature trees and shrubs and has a crazy paved drive to attached garage.

The gardens to the rear have superb views to the rear over open countryside and the mature borders. flagged paths, lawns and hedges and are a real feature of the property. The flagged patio is ideal for sitting out and spotting the visiting birds and squirrels. Timber shed.

Attached Garage

15'11 x 9'4 (4.85m x 2.84m)

Stone built with pitched roof and up and over doors. Power and light fitted.

Material Information

Internet and Mobile

Standard and Ultra fast broadband available

Voice and Data available from O2 and Vodafone

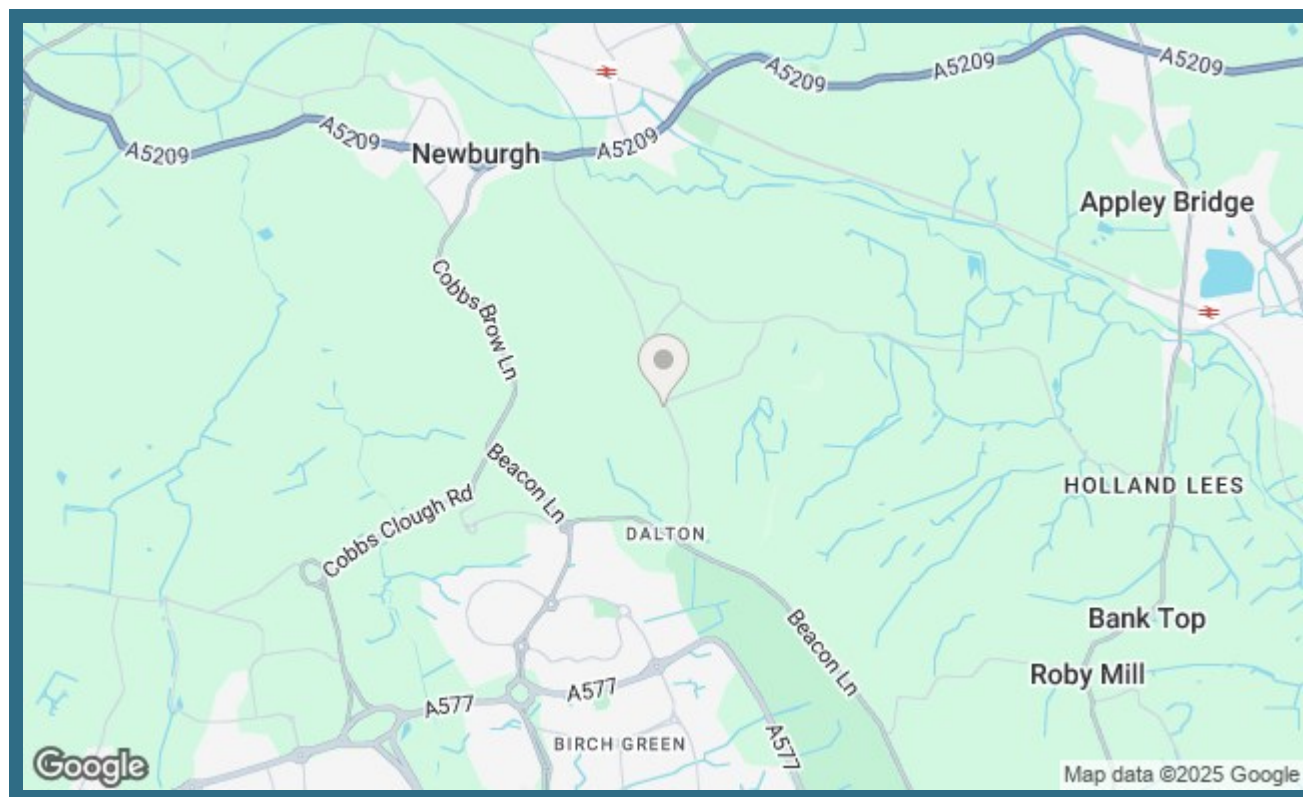
As per Of com site March 2024

Utilities

Mains gas electric and water

Tenure

Understood to be Freehold



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
858 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



