Claves.

Round Barn, Blackburn Road

Turton, BL7 0QD

Offers over £180,000

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No chain! This charming extended cottage has exceptional views on its doorstep. It is perfect for those who want a quieter and more scenic lifestyle in the countryside. A brief overview of the accommodation includes a front lounge, open aspect modern kitchen and dining room, utility, WC, two bedrooms and a large bathroom. The property is located between the sought after villages of Edgworth and Hoddlesden, and there's easy access to the motorway network too!

Living Space

There's a real cosy and homely feel at this lovely cottage, which is immediately felt with the characterful lounge, featuring an imposing stone fireplace with large multifuel burner that is sure to pelt out plenty of heat and a cosy glow on cold wintery days. Put your feet up and sink into the sofa, and you can appreciate the tranquil countryside surroundings through the front window from the comfort of your home!

At the rear of the property the modern kitchen is bathed in natural light owing to the French doors with window surrounds and skylight in the sloped ceiling. It's a fresh, bright and airy space which the kitchen design enhances, with its gloss white cabinetry and country style oak worktops. Integrated appliances include fridge-freezer, dishwasher, Smeg double oven and four plate hob with extractor.

Off the dining room and kitchen, the store, WC, and utility add extra convenience and practicality, which is somewhat rare to find in a country cottage like this! The utility also provides plumbing for the washing machine, an extra sink and worktop space.

Bedrooms & Bathrooms

The master bedroom is situated at the front of the property and takes full advantage of its rural setting providing superb scenic views. It is a good-sized double bedroom with ample space for a double bed and freestanding furniture. The bedroom to the rear also benefits from scenic views and alternatively makes a handy home office.

The bathroom is a great size, and like the kitchen downstairs it benefits from a contemporary design and is found in good condition, with fully tiled walls and a three-piece suite comprising bath with shower, wash basin and WC.

Outside Space & Location

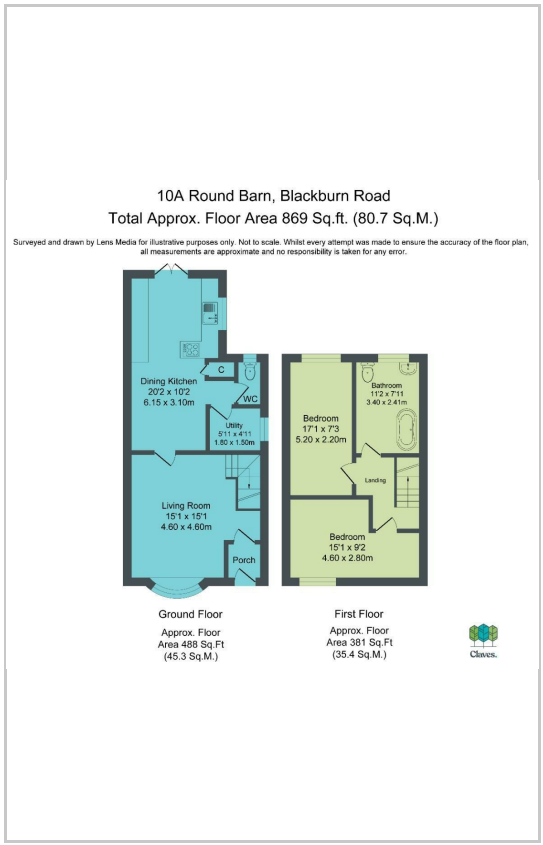
Externally is a small yard to the rear, ideal for a shed to give external storage and a spot to sit out on summer days. The location of this quaint cottage means you have miles of open countryside quite literally on your doorstep, perfect for those who enjoy outdoor pursuits, walking, cycling, running and the like. Despite its rural setting the national motorway network can be accessed in around 10-15 minutes via junction 4 of the M65. Edgworth and Hoddlesden villages are also nearby, giving a selection of village amenities and real community feel. The larger towns of Bolton to the south and Darwen to the north provide an even greater variety of amenities and transport links.

Specifics

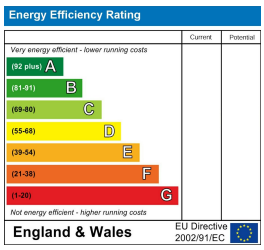
The tax band is C.
The tenure is freehold.
There is electric underfloor heating in the dining room and kitchen.
The heating system is powered by a multifuel burner and an immersion heater. The multifuel burner heats the radiators and hot water when lit. The immersion heater heats the hot water when the multifuel burner is not lit. The system could be replaced with a modern electric boiler.
The drainage is via a shared septic tank.

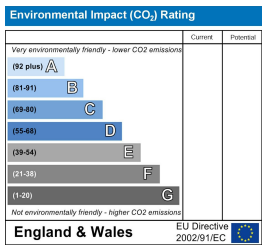
Area Map

Floor Plans



Energy Efficiency Graph





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