



Extwistle Road, Burnley, BB10 3PE

Offers Over £425,000

ONE OF A KIND THREE BEDROOM COTTAGE SET BACK WITH STUNNING 360 VIEWS WITH PRIVACY AND SECLUSION

Situated in a peaceful Hamlet on Extwistle Road in the picturesque village of Worsthorne, Burnley, this charming three-bedroom cottage offers a delightful blend of modern luxury and traditional character. With stunning 360 views, the property is surrounded by lovely spacious gardens that has regular wildlife visitors including owls, pheasants and various birds and also features a patio area, perfect for enjoying the serene countryside. The south west-facing aspect looks out over open Pennine countryside toward Pendle Hill, Hambleton and Whalley Nab. Upon entering, you are welcomed into a spacious and inviting lounge, complete with a cosy fire that creates a warm atmosphere for family gatherings. The heart of the home is undoubtedly the luxury fitted kitchen diner, equipped with high-end appliances that cater to all your culinary needs. Adjacent to the kitchen, a modern utility room boasts bespoke shelving, stylish lighting, and a bar area, making it a practical yet elegant space.

The property comprises two well-proportioned reception rooms, providing ample space for relaxation and entertainment. The three double bedrooms are generously sized, ensuring comfort for all family members. The newly fitted bathroom is a true highlight, featuring a walk-in shower, a stunning freestanding bath, and underfloor heating, all designed to offer a spa-like experience.

This exceptional home is ready for you to move in and enjoy. With off-road parking available, convenience is at your fingertips. Located in a desirable area, this cottage is not just a house; it is an amazing family home that perfectly encapsulates the charm of village living while providing modern comforts. Don't miss the opportunity to make this stunning property your own.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Three Double Bedrooms
 - Charming Lounge With Feature Rustic Fireplace
 - 360 Views
 - Tenure Freehold
- Luxury Fitted Kitchen And Modern Unique Utility Room With Bar
 - Newly Fitted Bathroom
 - Lovely Gardens And Patio
- Council Tax Band E And EPC Rating TBC
 - Underfloor Heating
 - Off Road Parking Available

Ground Floor

Entrance

Hardwood double glazed door to kitchen/dining area.

Kitchen/Dining Area

21'4 x 14'1 (6.50m x 4.29m)

Two hardwood double glazed windows, upright central heating radiator, the kitchen is a high-spec German design with a range of wall and base units with under unit lighting, Quartz work tops and up stands, inset sink with hot water tap and draining ridges, integrated storage bins, with Neff appliances, double oven with microwave combination and bottom oven has bread making facilities, in a high rise unit, four ring induction hob, extractor hood, dishwasher, integrated Liebherr fridge-freezer with ice maker, island, spotlights, pendant lighting, television point, Amtico flooring, open access to utility and double doors to external.

Utility

7'8 x 5'9 (2.34m x 1.75m)

Double glazed window, central heating radiator, exposed beams, wall and base units, under unit lighting, quartz work top and upstand, shelving, wine cooler, plumbed for washing machine, Amtico flooring and door to reception room one.

Reception Room

15'4 x 15'1 (4.67m x 4.60m)

Double glazed window, two central heating radiators, smoke alarm, exposed beams, exposed brick fireplace, stone hearth and wooden beam mantle, door to rear porch and stairs to first floor.

Rear Porch

9'1 x 4'7 (2.77m x 1.40m)

Central heating radiator, doors to rear, under stairs storage and WC, wood effect flooring.

WC

5'11 x 5'7 (1.80m x 1.70m)

Hardwood double glazed frosted window, central heating radiator, exposed beam, dual flush WC, vanity top wash basin with mixer tap, tiled splash back and tiled effect flooring.

First Floor

Landing

20'8 x 2'9 (6.30m x 0.84m)

Central heating radiator, loft access, smoke alarm, spotlights, doors to three bedrooms and bathroom.

Bedroom One

12'2 x 11'4 (3.71m x 3.45m)

Hardwood double glazed window, central heating radiator, exposed beams and fitted storage.

Bedroom Two

12'10 x 10'7 (3.91m x 3.23m)

Hardwood double glazed window and central heating radiator.

Bedroom Three

10'8 x 10'5 (3.25m x 3.18m)

Hardwood double glazed window, central heating radiator, loft access and fitted storage.

Bathroom/Wet Room

13'10 x 5'11 (4.22m x 1.80m)

Hardwood double glazed frosted window, central heating radiator, bathroom is by Harps – a full wet room with separate bath, separate shower, and underfloor heating that also runs up the wall as a towel warmer, with wall mounted double flush WC, wash basin with wall mounted mixer tap, free standing bath with mixer tap and rinse head, direct feed rainfall shower and rinse head, exposed beams, exposed stone, part tiled elevation, extractor fan, spotlights and tiled floor.

External

Rear

Indian stone paved patio and access to shed.

Shed/Workshop

19' x 9' (5.79m x 2.74m)

This shed can double up as a workshop. It is fully insulated including the floor, and has power.

Front

Laid to lawn garden, Indian stone paving, bedding areas, mature shrubbery, gated driveway and stream : the main patio by the cottage, and a second patio beside the stream which is used as a fire pit area. The stream itself runs underneath a culvert.



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