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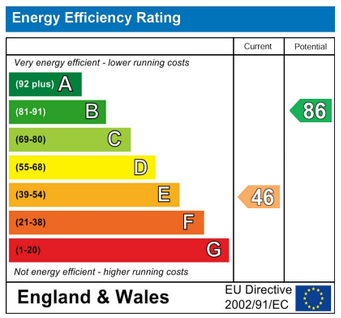











# Newthorn, Accrington, BB5 3SB

## £600,000

AN OUTSTANDING DETACHED COTTAGE ON APPROXIMATELY TWO ACRES OF LAND

Nestled in a beautifully rural location, Bottoms Cottage is an exceptional equestrian property that offers a perfect blend of tranquillity and charm. This idyllic home is set on approximately two acres of lush grazing land, complete with four stables, a tack room, and a composite-built summer house, making it an ideal retreat for equestrian enthusiasts. The property is accessed via a well-maintained road off Broadfield, leading to a gated entrance that provides ample off-road parking and a sense of privacy.

Internally, the cottage is a delightful mix of modern comfort and historical elegance. It boasts a wealth of restored original features, including stunning reclaimed windows sourced from a nearby disused church altar. The open-plan kitchen diner is perfect for entertaining, while the enviable en suite offers breath-taking views of the surrounding countryside.

The property has previously undergone two side extensions, enhancing its spaciousness and functionality. With wrap-around gardens and a detached double-length garage, there is plenty of outdoor space to enjoy the serene environment. The house is further complemented by two multi-fuel burners, one of which is a wet stove, providing efficient central heating during the colder months.

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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# Newthorn, Accrington, BB5 3SB

## £600,000

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- Outstanding Detached Cottage with Two Acres of Land
- Two Bathrooms
- Private Gated Entrance with Ample Off Road Parking
- EPC Rating E
- Equestrian Facilities
- Bursting with Character and Charm Throughout
- Tenure Freehold
- Three Bedrooms
- Open Aspect Views
- Council Tax Band F

## Ground Floor

### Entrance Porch

5'9 x 5'5 (1.75m x 1.65m )

UPVC double glazed front door, UPVC double glazed window, integrated storage, wood cladding elevations, wood effect laminate flooring and oak door to reception room.

### Reception Room

14'2 x 12'0 (4.32m x 3.66m)

UPVC double glazed window, exposed beams, wood cladding to ceiling, cast iron multi fuel stove, television point, three feature wall lights, wood effect laminate flooring and oak double doors to hall.

### Hall

14'2 x 5'4 (4.32m x 1.63m )

UPVC double glazed window, central heating radiator, wood cladding to ceiling, feature wall light, under stairs storage, solid wood parquet flooring, hardwood door to kitchen/dining area, oak double doors to lounge and stairs to first floor.

### Lounge

15'1 x 8'5 (4.60m x 2.57m )

UPVC double glazed window, two feature stained glass single glazed leaded windows, fireplace with tiled hearth and oak surround, picture rail and solid wood parquet flooring.

### Kitchen/Dining Area

18'0 x 11'1 (5.49m x 3.38m)

Three UPVC double glazed windows, electric heater, cast iron multi fuel burner with slate hearth and exposed brick surround, range of panelled wall and base units with granite work surfaces, tiled splashback, ceramic Belfast sink with mixer tap, three door Rangemaster cooker with six ring induction hob, integrated extractor hood, space for American-style fridge freezer, integrated dishwasher, exposed beams, wood cladding to ceiling, tiled flooring and open to utility.

### Utility

12'1 x 8'5 (3.68m x 2.57m )

Three UPVC double glazed windows, electric heater, panelled wall and base units with granite effect work surfaces, tiled splashback, Belfast sink, plumbing for washing machine, space for dryer, tiled flooring and hardwood single glazed frosted leaded door to side porch.

### Side Porch

4'3 x 2'7 (1.30m x 0.79m)

UPVC double glazed window, integrated storage, tiled flooring, door to WC and composite double glazed stable door to side elevation.

### WC

4'0 x 2'7 (1.22m x 0.79m )

UPVC double glazed frosted window, dual flush WC, tiled elevations and tiled flooring.

## First Floor

### Landing

19'4 x 10'1 (5.89m x 3.07m)

UPVC double glazed window, loft access, two storage cupboards, two feature wall lights, hardwood doors leading to three bedrooms and bathroom.

### Bedroom One

11'0 x 10'10 (3.35m x 3.30m)

UPVC double glazed window, central heating radiator, fitted wardrobe and dressing table, wood effect laminate flooring, open to dressing room and single glazed frosted door to en suite.

### Dressing Room

11'0 x 7'1 (3.35m x 2.16m)

UPVC double glazed window, spotlights, fitted wardrobes and wood effect laminate flooring.

### En Suite

12'2 x 8'2 (3.71m x 2.49m)

UPVC double glazed window, heated towel rail, walk-in double electric feed shower, dual flush WC, freestanding slipper bath with mixer tap and rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, loft hatch and tiled flooring.

### Bedroom Two

14'2 x 12'1 (4.32m x 3.68m )

UPVC double glazed window, central heating radiator, fitted wardrobe and feature wall light.

### Bedroom Three

8'3 x 7'8 (2.51m x 2.34m)

UPVC double glazed window, central heating radiator, fitted wardrobe with downlights and wood effect laminate flooring.

### Bathroom

9'10 x 7'1 (3.00m x 2.16m)

Two feature stained glass single glazed leaded window, electric heater, central heated towel rail, tiled panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, feature wall light, extractor fan and tiled flooring.

### External

Gated entrance with private access, driveway, composite decking, private wrap around laid to lawn gardens with paving and mature shrubs and summer house., access to two acres of grazing land, additional off road parking, four stables and tack room.

### Stable One

12'6 x 12'1 (3.81m x 3.68m )

UPVC double glazed window and open to stable two.

### Stable Two

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window.

### Stable Three

10'3 x 9'1 (3.12m x 2.77m )

### Stable Four

10'3 x 9'10 (3.12m x 3.00m)

### Tack Room

10'3 x 5'1 (3.12m x 1.55m )

### Summer House

17'4 x 7'6 (5.28m x 2.29m )

Two UPVC double glazed windows, power, lighting, integrated bed, integrated storage, panelled wall and base units with solid wood work surfaces, ceramic sink with mixer tap, space for fridge, breakfast bar, cast iron wood burner, lino flooring and door to WC.

### WC

3'6 x 2'7 (1.07m x 0.79m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and lino flooring.

### Garage

17'6 x 10'1 (5.33m x 3.07m)

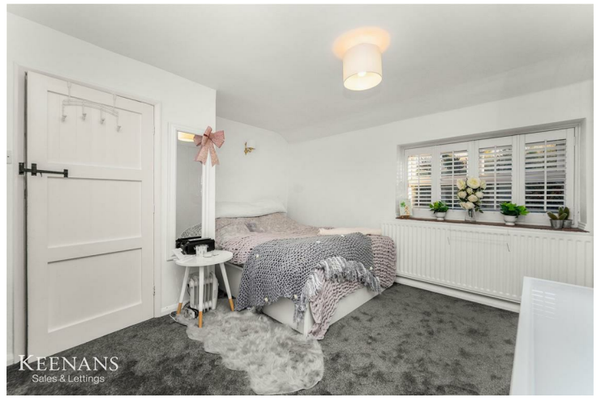
Power and lighting.

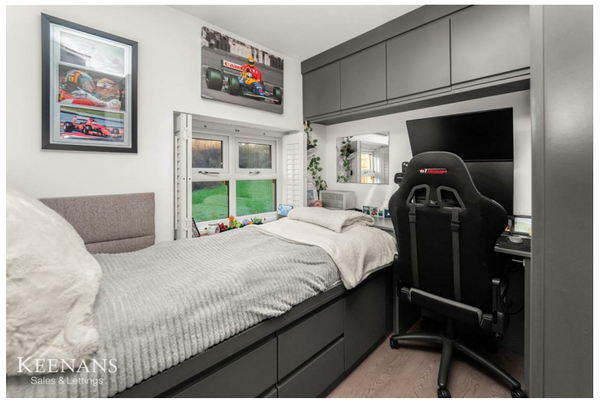


















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