



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

## Top O'th Brow, Helmshore, BB4 4NX

### Offers Over £500,000

#### AN EXQUISITE COTTAGE

Nestled in the picturesque setting of Top O'th Brow, Helmshore, this exquisite cottage is a true gem that seamlessly blends character with modern luxury. Once a farmhouse, this property has been thoughtfully transformed into a stylish family home, presented to the highest standard throughout.

As you step inside, you will be greeted by an abundance of charm and stunning features that make this cottage truly special. The open plan living space is a highlight, providing a warm and inviting atmosphere perfect for family gatherings or entertaining guests. Both living areas are enhanced by multi-fuel burners, ensuring a cosy ambiance during the colder months and a Newly installed kitchen in 2024.

This delightful home boasts three spacious bedrooms, each offering comfort and tranquillity. The panoramic views from the property are simply breath-taking, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your own home.

Outside, the gardens are a true sanctuary, providing a private oasis that is not overlooked, perfect for relaxation or outdoor activities. The property also features a fantastic garage, a fitted PIV unit and a pod point for electric car charging and ample off-road parking, adding to the convenience of this charming residence.

# Top O'th Brow, Helmsshore, BB4 4NX

## Offers Over £500,000

 3  1  3  C

- Tenure Freehold
  - Ample Off Road Parking
  - Sought After Location
  - Easy Access To Major Network Links
- Council Tax Band D
  - Viewing Essential
  - Three Well Proportioned Bedrooms
- EPC Rating C
  - Ideal Family Home
  - Open Plan Living Space

### Ground Floor

#### Entrance

Composite double glazed frosted leaded door to vestibule.

#### Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Tiled elevation, wood effect laminate flooring, open to hall/living area.

#### Hall/Living Area

17'11 x 8'7 (5.46m x 2.62m)

UPVC double glazed window, central heating radiator, exposed beams, fitted storage, wood effect laminate flooring, open to reception room, staircase with oak balustrade and twist wrought iron insert, to first floor.

#### Reception Room One

14'10 x 14'8 (4.52m x 4.47m)

UPVC double glazed window, central heating radiator, two feature wall lights, wood panel elevation, cast iron multi fuel burner with slate hearth and surround, oak mantle, television point, exposed beams, wood effect laminate flooring and oak single glazed door to reception room two/kitchen/dining room.

#### Reception Room Two/Kitchen/Dining Room

24'3 x 14'9 (7.39m x 4.50m)

Three UPVC double glazed windows, central heating radiator, exposed beams, pendant lighting, range of panel wall and base units, marble effect surface, splash back, ceramic sink and drainer with high spout Quooker hot water mixer tap, three door Stoves range cooker with five ring induction hob, integrated extractor hood, space for American fridge freezer, integrated CDA microwave, integrated dishwasher, integrated pantry cupboard, cast iron multifuel burner with stone hearth, exposed brick surround, oak mantle, three feature wall lights, breakfast bar, wood effect laminate flooring and hard wood single glazed stable door to utility room.

#### Utility Room

12'11 x 5'8 (3.94m x 1.73m)

Velux window, upright central heating radiator, tiled elevation, range of panel wall and base units, marble effect surface, plumbed for washing machine and dryer, wood effect laminate flooring, sliding door to W/C, aluminium double glazed bi folding door to rear.

#### WC

5'8 x 2'8 (1.73m x 0.81m)

Dual flush WC, vanity top wash basin with mixer tap, integrated storage cupboards, extractor fan and wood effect laminate flooring.

### First Floor

#### Landing

11'11 x 6'10 (3.63m x 2.08m)

Loft access, hard wood doors to three bedrooms and bathroom.

#### Bedroom One

14'10 x 14'9 (4.52m x 4.50m)

UPVC double glazed window, central heating radiator, exposed beams, wood panel elevation and loft access.

#### Bedroom Two

14'11 x 14'8 (4.55m x 4.47m)

UPVC double glazed window, central heating radiator, exposed beams and loft hatch.

#### Bedroom Three

14'8 x 8'10 (4.47m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobe and exposed beams.

#### Bathroom

9'3 x 8'8 (2.82m x 2.64m)

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, tiled panel bath with mixer tap and rinse head, direct feed rainfall walk in shower with rinse head, tiled elevation, PVC to ceiling, spotlights, exposed beams, extractor fan and tiled floor.

#### External

Panoramic countryside views and gardens which are not overlooked.

#### Garage

16'3 x 8'10 (4.95m x 2.69m)

Power, lighting, up and over garage door.



Tel: 01706215618

www.keenans-estateagents.co.uk