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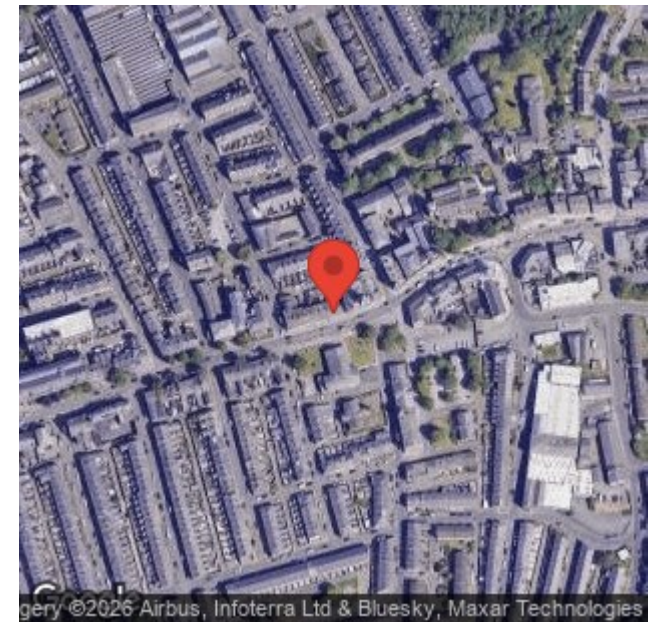
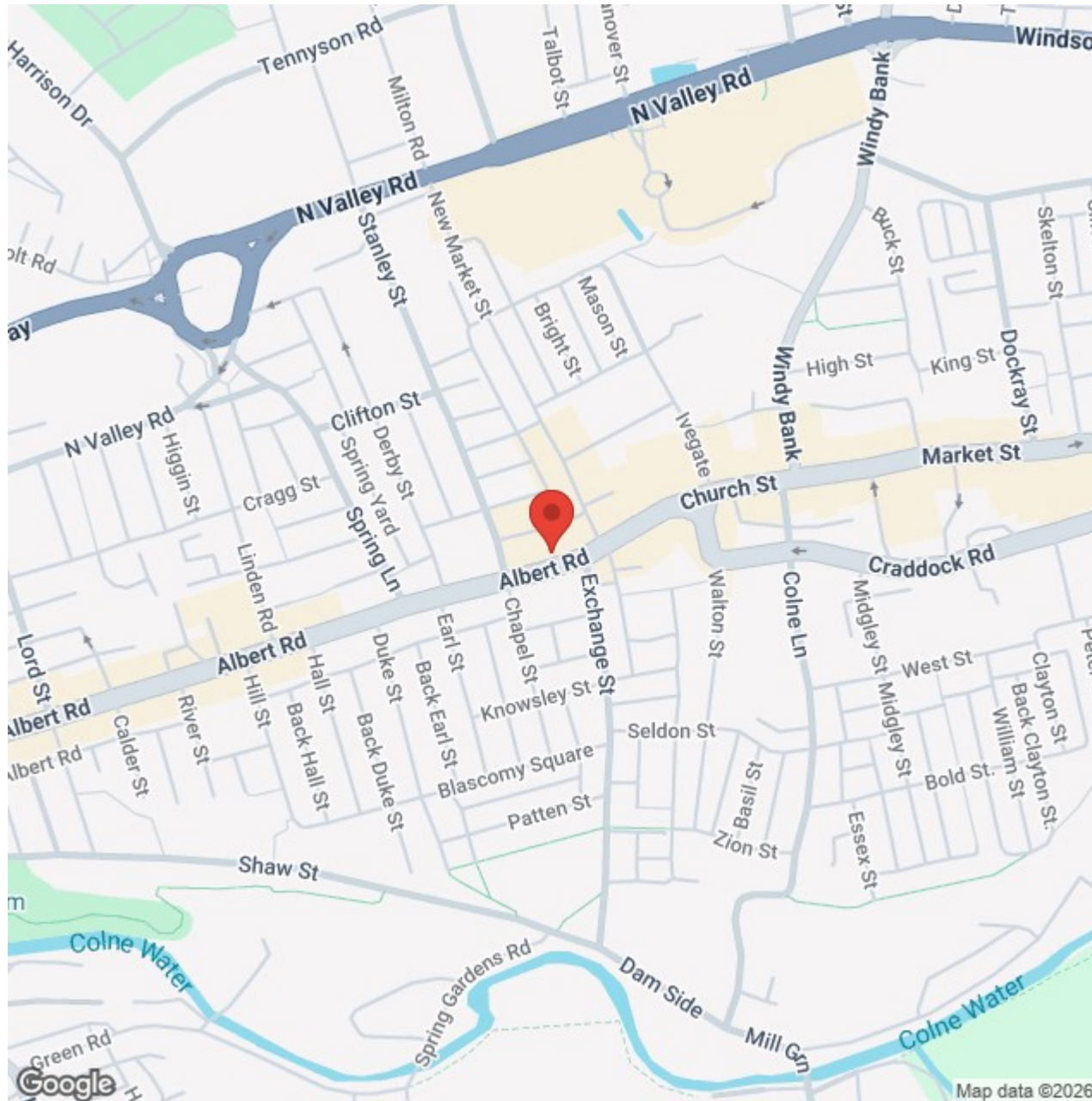
Albert Road, Colne

£295,000

- Historic Converted Building With Distinctive Period Character
- Vaulted Ceilings, Exposed Beams And Arched Windows
- Substantial Detached Stone-Built Garage
- Allocated Off-Road Parking For One Vehicle
- Conveniently Situated Close To Colne Town Centre
- Impressive Three Bedroom Duplex Apartment
- Spacious Open-Plan Living And Dining Kitchen

Situated within the magnificent surroundings of The Gables on Albert Road, this beautifully presented three-bedroom duplex apartment offers a wonderful combination of period character and contemporary living, together with a substantial detached garage and allocated off-road parking. Occupying the first and second floors of this impressive converted building, the apartment forms part of a property with a fascinating history, originally constructed as a private residence before later serving as Colne's public library and subsequently a church. Its striking architecture, prominent gables and distinctive arched windows give the building a truly individual appearance. Internally, the accommodation is arranged over two floors and has been thoughtfully designed to complement the building's original character. The first floor features a welcoming entrance hallway leading into a superb open-plan living and dining kitchen, creating an inviting space for everyday living and entertaining. The stylish kitchen incorporates white shaker-style cabinetry, integrated cooking appliances, a generous peninsula with breakfast bar seating and ample dining space. The adjoining living room is particularly impressive, with high ceilings, an ornate feature fireplace and a magnificent Gothic-style arched window overlooking the surrounding greenery. Upstairs, the second-floor accommodation comprises three well-proportioned bedrooms, each displaying attractive architectural features including vaulted ceilings, exposed timber beams and distinctive windows. The principal bedroom benefits from its own en-suite shower room, whilst a separate contemporary bathroom serves the remaining bedrooms. Externally, the property enjoys an attractive setting within established communal grounds, with the considerable advantage of a substantial detached garage measuring approximately 10.40m in length and an allocated parking space. Conveniently positioned close to Colne town centre.







Lancashire

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FIRST FLOOR

HALLWAY 5'1" x 5'10" (1.56m x 1.79m)

A welcoming entrance hallway with neutral décor, wood-effect flooring and a carpeted staircase leading to the first-floor accommodation. A panelled internal door provides access to the open-plan dining kitchen and living area.

LIVING ROOM 12'11" x 17'49" (3.95m x 5.332m)

A beautifully proportioned living room forming part of the impressive open-plan living accommodation, featuring high ceilings and a large Gothic-style arched window which floods the room with natural light and provides pleasant views over the surrounding greenery. A striking feature fireplace with an ornate white surround houses a wood-burning style stove, creating an attractive focal point. The room benefits from fitted carpeting, a feature wall, decorative chandelier-style lighting and ample space for comfortable seating. A window seat beneath the impressive arched window adds further character, whilst the open-plan layout flows seamlessly through to the dining area and kitchen.

KITCHEN / DINING AREA 19'4" x 11'1" (5.91m x 3.40m)

An attractive, spacious dining kitchen forming part of the open-plan living accommodation, featuring high ceilings and impressive arched windows which allow plenty of natural light. The kitchen is fitted with a range of white shaker-style wall and base units, complemented by marble-effect work surfaces and matching splashbacks. Appliances include an integrated double oven, electric hob with extractor above and plumbing for a washing machine. A substantial peninsula incorporates a sink with mixer tap, additional storage and breakfast bar seating. Wood-effect flooring extends throughout the kitchen area, whilst the adjoining carpeted dining space provides ample room for a family dining table. Finished with decorative pendant lighting, neutral décor and an open aspect through to the living room.

SECOND FLOOR / LANDING

A carpeted second-floor landing with neutral décor, providing access to all three bedrooms and the family bathroom. Featuring a useful built-in double storage cupboard with white panelled doors, wall-mounted lighting and a staircase leading down to the first-floor living accommodation.

BEDROOM ONE 12'3" x 7'9" (3.74m x 2.38m)

A charming double bedroom featuring an attractive vaulted ceiling with exposed timber beams, creating a distinctive characterful feel. Two Velux-style roof windows allow natural light to enter, whilst the room is finished with neutral décor, fitted carpeting, recessed ceiling

spotlights and decorative pendant lighting. There is space for a double bed and additional bedroom furniture, with the added convenience of access to a private en-suite shower room.

ENSUITE 4'2" x 9'2" (1.28m x 2.81m)

A well-presented en-suite shower room accessed from Bedroom One, featuring a three-piece suite comprising a shower enclosure, low-level WC and wash hand basin set within a vanity unit with useful storage beneath. Complemented by marble-effect wall tiling, patterned floor tiles, a wall-mounted mirror and central heating radiator. A Velux-style roof window provides natural light, whilst the sloping ceiling and exposed timber beam add further character.

BEDROOM TWO 15'5" x 7'8" (4.70m x 2.36m)

A spacious double bedroom featuring a characterful vaulted ceiling with exposed timber beams and two attractive arched windows, allowing plenty of natural light into the room. Finished with neutral décor and fitted carpeting, the room offers ample space for a double bed and additional bedroom furniture. Further features include recessed ceiling spotlights, decorative pendant lighting and pleasant views towards the surrounding greenery.

BEDROOM THREE 11'1" x 8'2" (3.39m x 2.51m)

A well-proportioned third bedroom featuring a characterful vaulted ceiling with exposed timber beams, an attractive arched window and a Velux-style roof window, allowing plenty of natural light into the room. Finished with neutral décor and fitted carpeting, the room also benefits from a central heating radiator, recessed ceiling spotlights and decorative pendant lighting. Currently utilised as a home office, this versatile space could equally accommodate a bedroom or study.

BATHROOM 4'11" x 6'10" (1.52m x 2.09m)

A beautifully presented bathroom fitted with a three-piece suite comprising a panelled bath with shower over and curved glass shower screen, low-level WC and wash hand basin set within a vanity unit providing useful storage beneath. Complemented by marble-effect wall tiling, decorative patterned floor tiles and coordinating grey bath panelling. Further features include a large wall-mounted mirror, recessed ceiling spotlights and contemporary pendant lighting.

DETACHED GARAGE 34'1" x 11'6" (10.40m x 3.52m)

A particularly spacious detached stone-built garage, providing excellent space for vehicle parking and additional storage. Featuring a roller-style garage door to the front and a separate pedestrian access door, with windows allowing natural light into the building. The generous dimensions offer considerable flexibility for a variety of storage requirements.

360 DEGREE VIRTUAL TOUR

<https://tour.giaffe360.com/apt4-thegables>

LOCATION

Situated along Albert Road in the heart of Colne, The Gables enjoys a convenient position close to the town centre and its excellent selection of shops, independent businesses, cafés, restaurants and everyday amenities. Colne is a traditional Lancashire market town, well regarded for its historic architecture, characterful streets and access to the surrounding Pendle countryside. Local bus services are accessible along Albert Road, whilst Colne railway station provides connections towards Nelson, Burnley and Preston. The town also benefits from road links towards neighbouring Barrowford, Barnoldswick and Skipton. The Gables itself is a notable part of Colne's architectural heritage, originally constructed as a private residence before becoming the town's Carnegie Library in 1907 and subsequently serving as Providence Independent Methodist Church from 1972. Now converted into individual apartments, the building retains much of its distinctive historic character whilst occupying a practical and accessible position within this established Lancashire town.

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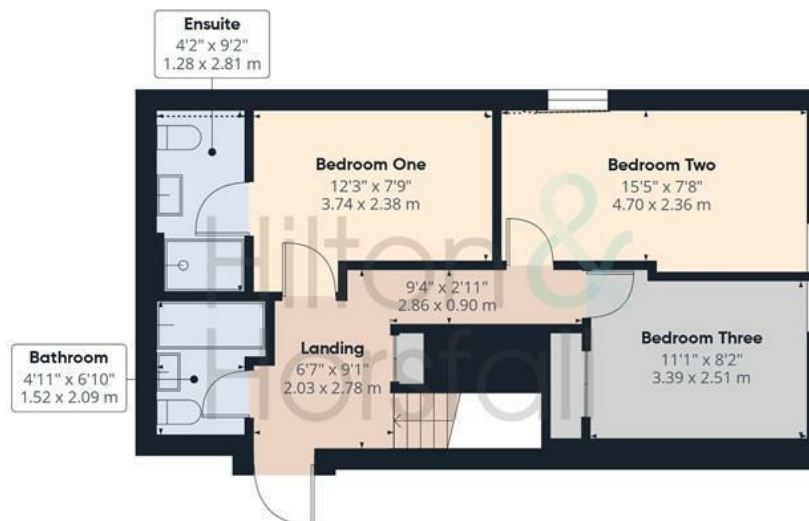


OUTSIDE

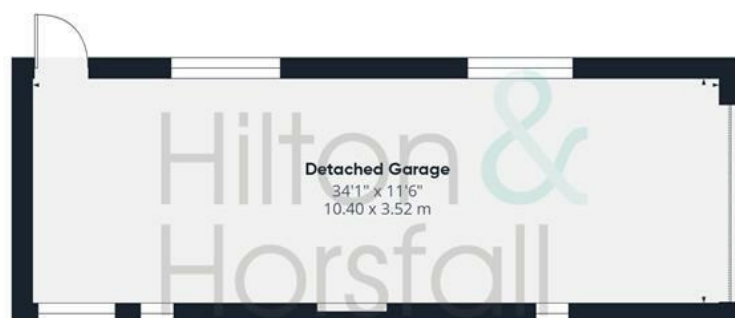
The Gables occupies an attractive position along Albert Road, its impressive stone-built exterior displaying prominent gables, distinctive arched windows and architectural detailing that reflects the building's fascinating history. The property is approached through established communal grounds, with landscaped areas, mature trees and paved pathways complementing the attractive setting. Apartment 4 benefits from the considerable advantage of a substantial detached stone-built garage, featuring a roller-style garage door and separate pedestrian access. Measuring approximately 10.40m x 3.52m, the garage provides excellent space for vehicle parking and additional storage. A marked allocated parking space for one vehicle is also situated immediately beside the garage, providing convenient off-road parking separate from the garage itself.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1427 ft²

132.5 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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