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Horsfall



BB8 8SY

## Wycoller Cottage, Wycoller Road, Wycoller

### Offers In The Region Of £774,950

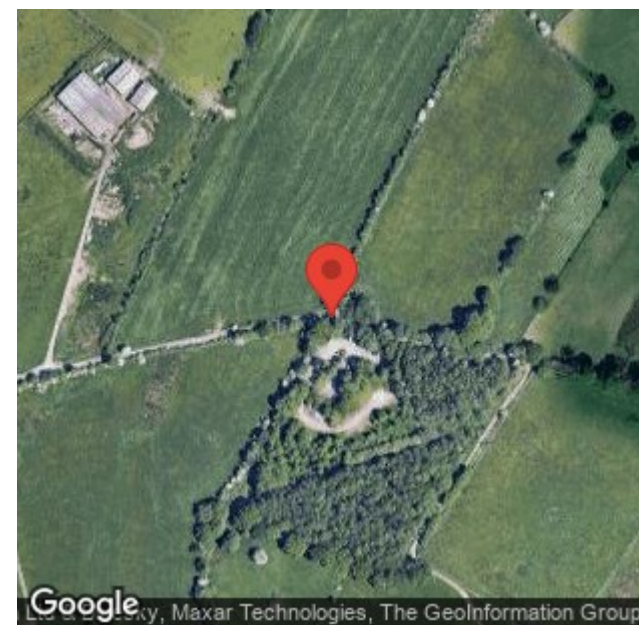
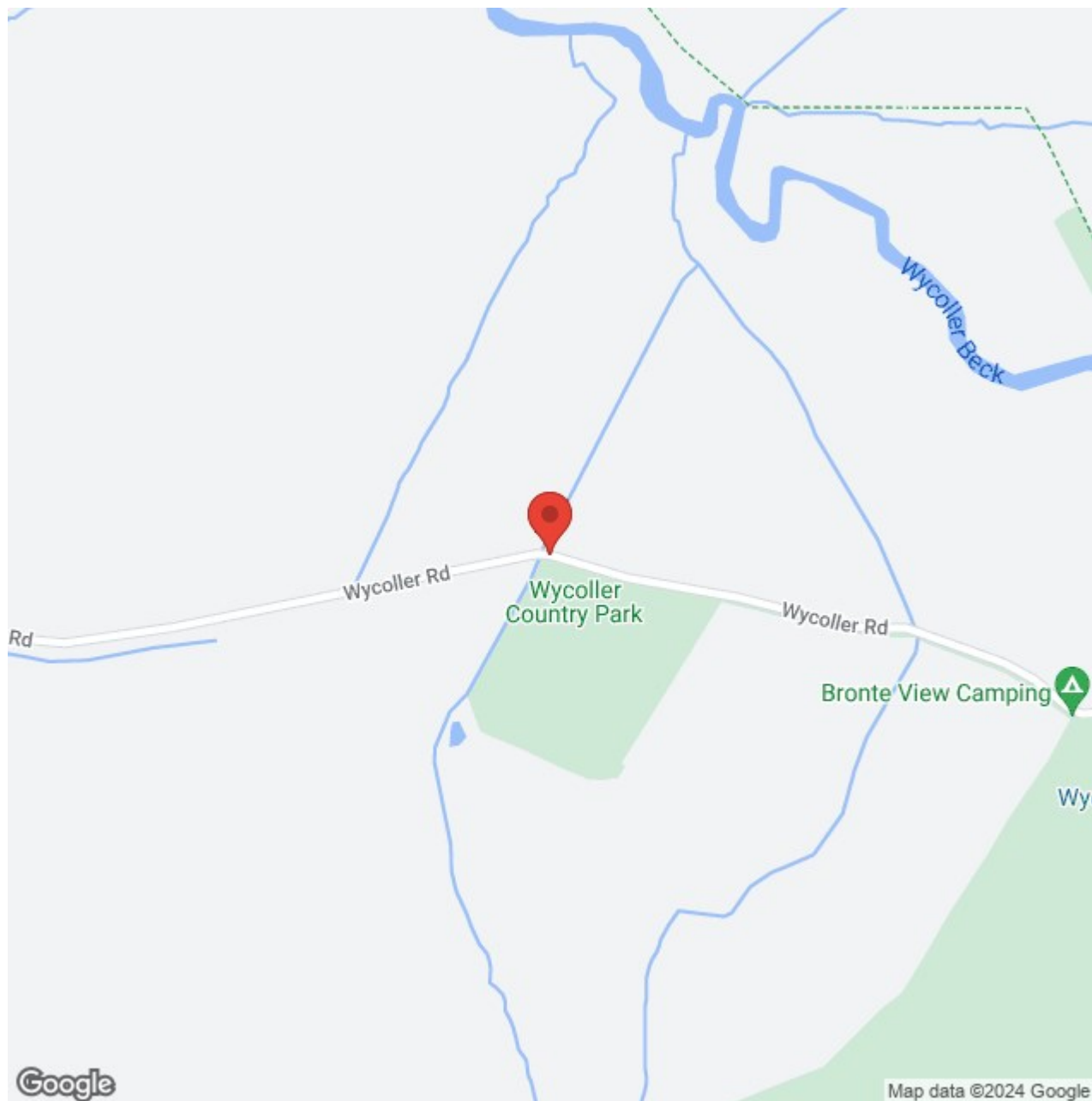
- Grade II Listed • Large Family Home • Stunning Kitchen & Bathroom • Renovated Throughout • Idyllic Location • Large Garden • Detached Garage

Nestled in Wycoller, Lancashire, the Wycoller Cottage at Wycoller Road offers an expansive 2,700 square feet of traditional British countryside charm. This large two-story home boasts three bedrooms and two bathrooms, offering an ideal retreat for intimate living with enough space to accommodate guests. The ground floor features a stunning and recently installed modern kitchen, complete with a centre island, a huge family sized living room, sitting / dining room and a fantastic cinema room with inbuilt TV and surround sound system. There is also a WC on the ground floor for convenience. Upstairs, notable features include exposed beams and stone work, three spacious bedrooms, one of which has a modern shower room en-suite. Along with the kitchen the house bathroom suite has been recently installed with the same meticulous planning and expense, a beautiful room which complements the property fabulously. Additionally, the property has a private detached garage set within the approximate 0.33 acre plot.

Beyond the cottage's charm, the location gifts a fascinating neighbourhood. The property is in proximity to the lush Wycoller Country Park, the charming Bronte View Campground, the historic Aisled Barn museum, and the Fosters Leap Farm, presenting opportunities for outdoor exploration and enjoyment of local culture. A truly beautiful property with an abundance of charm and character.













# Lancashire

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## GROUND FLOOR

On the ground floor you will find:

### ENTRANCE HALL

A welcoming entrance hallway leading through to:

### LIVING ROOM 25'1" x 21'3" (7.65m x 6.48m )

A family sized living room with wood flooring, 2x central heating radiators, television point, exposed ceiling beams, 5x wall lights, wall feature fireplace with log burning stove set within, windows to the rear elevation with stone sills and an exposed brick surround, wood frame door leading out to the rear garden.

### SITTING / DINING ROOM 21'9" x 11'2" (6.64m x 3.42m )

An additional sitting room having space for settees, television point, 3x wall lights, exposed brick wall feature, exposed wood ceiling beams, 1x central heating radiator and windows to the front and rear elevation.

### CINEMA ROOM 13'4" x 7'4" (4.07m x 2.25m )

A cosy cinema room having space for seating, 3x wall lights, media wall with integrated television and speaker system, exposed ceiling beams, 1x central heating radiator and windows to the rear elevation with an exposed brick surround

### GROUND FLOOR W.C.

A useful ground floor w.c comprising of: tiled flooring, low level w.c, wall mounted sink, part tiled splash back and 1x central heating radiator.

### BREAKFAST KITCHEN 26'3" x 11'9" (8.01m x 3.60m )

Offering a range of fitted wall and base units with contrasting work surfaces over, centre island with space for barstools, plumbing for a washing machine, inset sink with gold mixer tap, space for a freestanding American diner fridge / freezer, 2x modern anthracite radiators, exposed ceiling beams, recessed LED spotlights, windows to the front and side elevation with stone sills and an exposed brick surround. Having an array of integrated appliances such as: Bosch oven / grill, Bosch microwave, Bosch coffee machine, dishwasher and Hotpoint 4 ring induction hob with extractor fan above.

## FIRST FLOOR / LANDING

On the first floor / landing you will find:

### BEDROOM ONE 21'9" x 11'4" (6.64m x 3.46m )

A bedroom of double proportions with space for wardrobes and drawers, loft hatch, recessed LED spotlights, 2x central heating radiators, exposed wood ceiling beams, windows to the front, side and rear elevation with stone sills and exposed brick wall feature and a door leading through to the en-suite.

### EN-SUITE SHOWER ROOM

A brilliantly modern three piece en-suite shower room comprising of: tiled flooring, sink in vanity unit, low level w.c, walk in shower cubicle, heated chrome towel rack, recessed LED spotlights, air extraction fan, window to the rear elevation and exposed brick wall feature.

### BEDROOM TWO 16'4" x 13'7" (5.00m x 4.16m )

Another bedroom of double proportions with space for wardrobes and drawers, exposed wood ceiling beams, fitted bed frame with stairs leading up, loft hatch, 1x central heating radiator, windows to the rear elevation with stone sills and an exposed brick surround.

### BEDROOM THREE 14'7" x 13'3" (4.45m x 4.06m )

Another bedroom of double proportions having fitted wardrobes, loft hatch, exposed wood ceiling beams, 1x central heating radiator, exposed brick wall feature and windows to the rear elevation with stone sills.

### HOUSE BATHROOM

A beautifully presented bespoke four piece bathroom suite comprising of: walk in shower cubicle with rainfall shower head, tubular bathtub with gold mixer tap, gold heated towel rack, sensed mood lighting, wash basin on wood counter top with gold mixer tap, shaving point, exposed wood ceiling beams, air extraction fan, recessed LED spotlights and part tiled walls.

### EXTERNALLY

Externally to the front elevation there is a stone flagged patio area with double doors leading through to storage shed and 3x wall lights. Externally to the rear elevation you will find a two tiered split level garden with a laid lawn, artificial lawned area, outside lighting, outside electrics, flagged patio area with space for outdoor furniture, mature trees and shrubs and an outside water tap. Perfect for use during the Spring / Summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/wycolter-cottage>

### LOCATION

Nestled in the breathtaking landscapes of Lancashire's countryside, the quaint village of Wycolter offers a peaceful haven for those seeking a retreat from the hustle and bustle of modern life. Living in Wycolter means immersing oneself in a bygone era, where time seems to stand still amidst the charming cobblestone streets and historic stone cottages. The village's rich history is evident in its well-preserved architecture and ancient landmarks, including the picturesque Wycolter Hall and the tranquil ruins of the old packhorse bridge. Residents of Wycolter enjoy a tranquil way of life, with the gentle babble of the beck and the rustle of leaves providing a soothing backdrop to everyday living. Nature enthusiasts will delight in the abundance of walking trails and scenic vistas, with the rugged beauty of the surrounding countryside offering endless opportunities for exploration and relaxation. For those seeking modern conveniences, the nearby town of Colne and village of Barrowford provide a range of amenities, ensuring that all the essentials are within easy reach. With its timeless charm and unspoiled natural beauty, Wycolter is a hidden gem waiting to be discovered, offering a truly unique living experience for those who

are drawn to its tranquil allure.

Wycolter Country Park, Trawden is one of the prettiest country parks in Lancashire. The area is famous for its association with the Brontë sisters who referred to many of the nearby landmarks in books such as Wuthering Heights and Jane Eyre. Wycolter Country Park is a mixture of woodland and farmland and has many footpaths leading to local beauty spots which include Bank House and Wycolter Beck.

### PRECISE LOCATION

<https://w3w.co/copiers.flats.notifying>

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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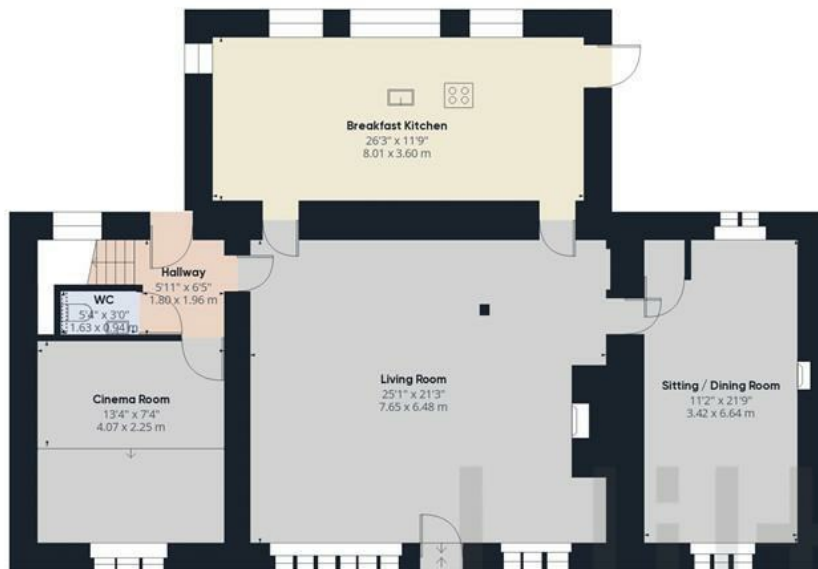
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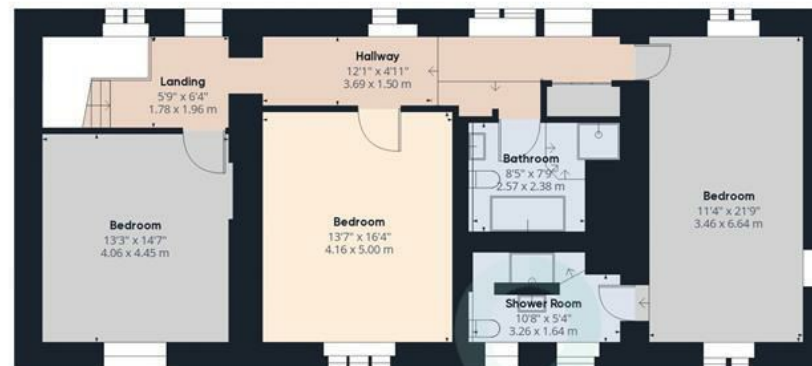


## OUTSIDE

Externally to the front elevation there is a stone flagged patio area with double doors leading through to storage shed and 3x wall lights. Externally to the rear elevation you will find a two tiered split level garden with a laid lawn, artificial lawned area, outside lighting, outside electrics, flagged patio area with space for outdoor furniture, mature trees and shrubs and an outside water tap. Perfect for use during the Spring / Summer months.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2705.36 ft<sup>2</sup>

251.34 m<sup>2</sup>

Reduced headroom

1.26 ft<sup>2</sup>

0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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