







Hilton &  
Horsfall



BB8 8BX

## Winewall Lane, Colne

### Offers In The Region Of £164,950

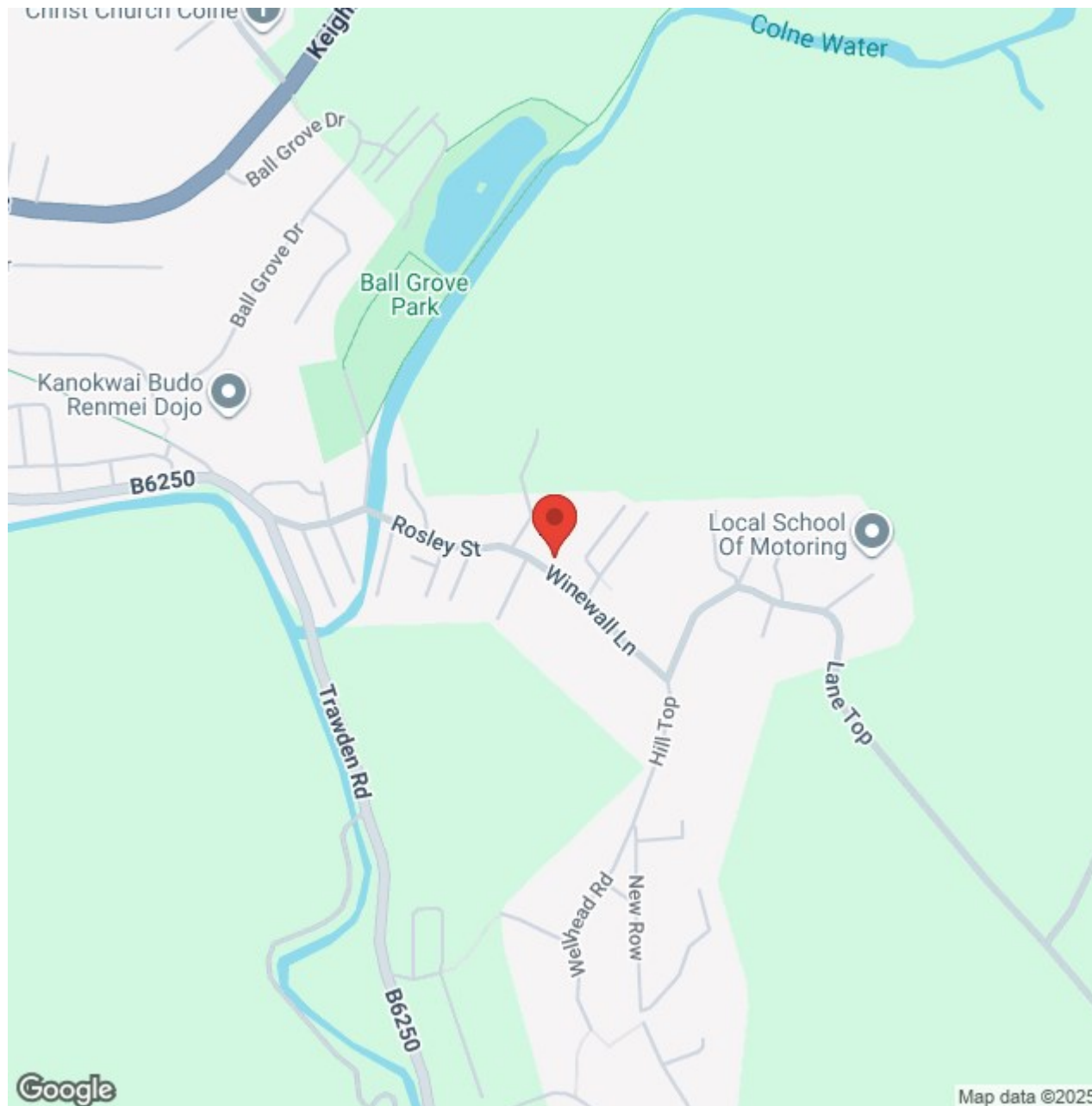
- Beautifully presented mid-terrace property
- Character features including exposed stone fireplace and log burner
- Modern fitted kitchen with quality units and appliances
- Two well-proportioned bedrooms and contemporary bathroom
- Low-maintenance rear space with useful storage shed
- Sought-after Winewall location close to countryside and amenities

A beautifully presented mid-terrace property set in the highly desirable village of Winewall, offering a perfect blend of character, charm and modern living. This lovely home has been thoughtfully maintained and tastefully decorated throughout, making it an ideal choice for first-time buyers, downsizers or those looking for a countryside retreat with convenient access to local amenities.

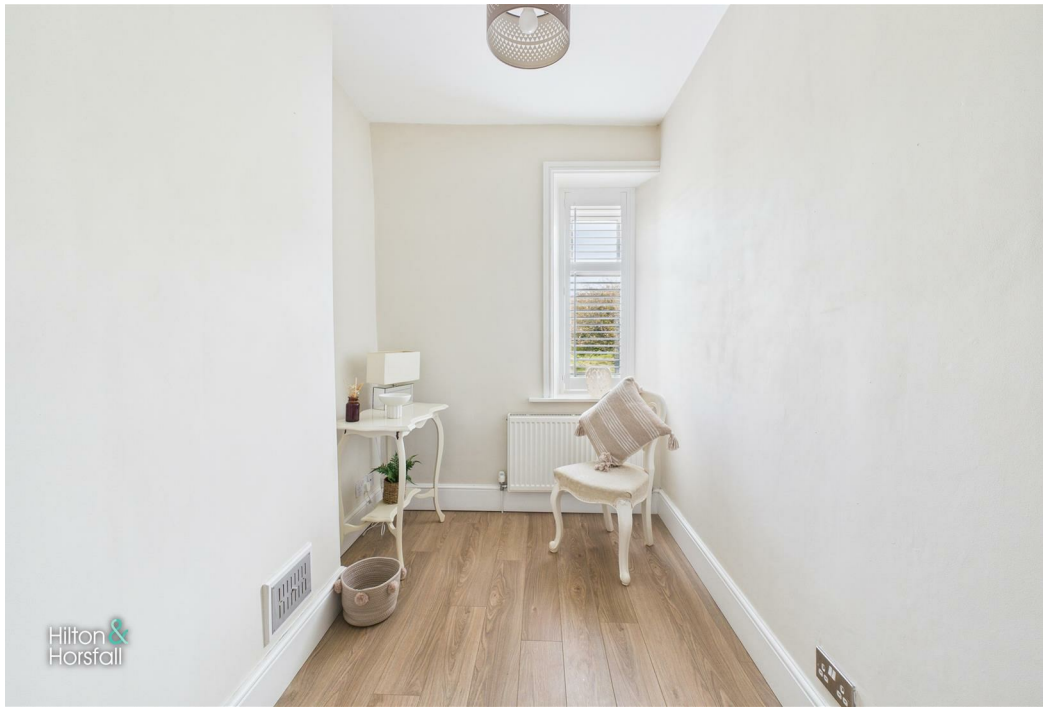
The accommodation briefly comprises a welcoming living room with feature stone fireplace and wood-burning stove, a stylish modern kitchen with integrated appliances and space for dining, two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property enjoys a low-maintenance rear area with a useful storage shed, while scenic walks and stunning open countryside are just moments away. With its peaceful setting, beautiful presentation and ready-to-move-into condition, this is a home that's sure to impress.













## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM 14'4" x 13'4" (4.37m x 4.07m)

A beautifully presented and characterful main reception room featuring an exposed stone fireplace with a wood-burning stove, perfect for cosy evenings in. The room is bright and inviting, enhanced by a large window with plantation shutters allowing plenty of natural light. Stylish décor, exposed stone feature walls, and quality wood flooring combine to create a warm and elegant living space, ideal for relaxing or entertaining.

#### KITCHEN 8'5" x 13'7" (2.57m x 4.16m)

A stylish and well-appointed kitchen fitted with a range of contemporary shaker-style wall, base and drawer units complemented by solid wood work surfaces. The space is finished with a tiled splashback and practical tiled flooring. There is an integrated electric oven with gas hob and extractor canopy, plumbing for a washing machine, and ample room for additional appliances. A window to the rear aspect allows for plenty of natural light, and a door provides access to the outside. Stairs rise from here to the first floor.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'5" x 13'9" (3.50m x 4.20m)

A generous double bedroom positioned to the front of the property, offering plenty of natural light through a large window fitted with plantation shutters. The room is tastefully decorated in neutral tones and provides ample space for bedroom furniture. A bright, calming space ideal for rest and relaxation.

#### BEDROOM TWO 11'5" x 6'4" (3.50m x 1.94m)

Situated to the rear of the property, this versatile room is currently used as a dressing room but would also make an ideal single bedroom, nursery or home office. It features neutral décor, wood-effect flooring, and a window with plantation shutters overlooking the rear aspect.

#### BATHROOM 8'5" x 4'5" (2.58m x 1.36m)

A modern three-piece bathroom suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. The room is fully tiled for ease of maintenance and includes a heated towel rail and frosted window providing natural light and privacy. A clean, bright and practical space ideal for everyday family use.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/winewall-lane>

#### LOCATION

Situated in the sought-after and picturesque village of Winewall, this charming home enjoys a peaceful semi-rural setting while still being within easy reach of Colne town centre and its excellent range of amenities. Beautiful open countryside and scenic walking routes are right on the doorstep, making it ideal for those who enjoy the outdoors. Highly regarded schools, shops, cafés, restaurants and transport links — including access to the M65 motorway network — are all close by, ensuring convenient connections to neighbouring towns and beyond.

#### 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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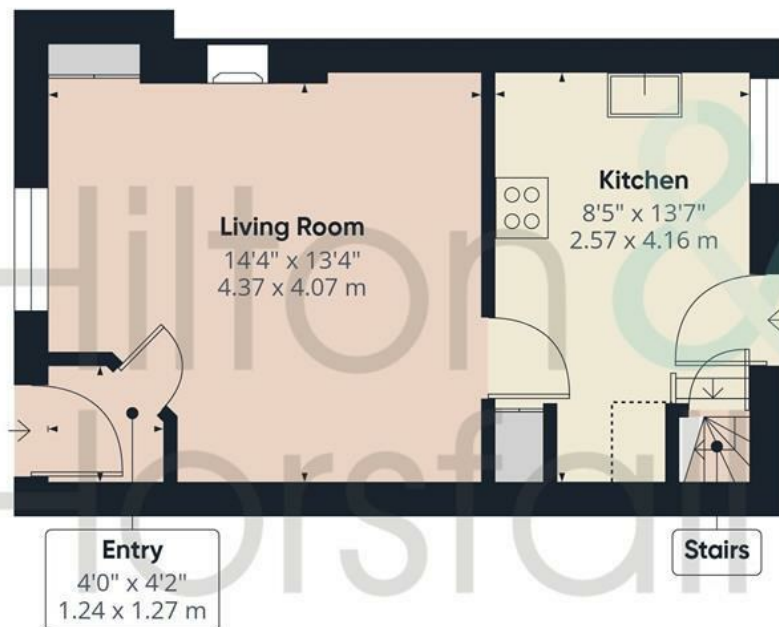
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## OUTSIDE

To the front of the property is a charming stone façade that reflects the character of this traditional mid-terrace home, with a small garden area adding kerb appeal. To the rear is a low-maintenance outdoor space, ideal for relaxing or enjoying a morning coffee, along with a useful timber storage shed — perfect for garden tools, bikes or additional storage needs. The property also benefits from access to surrounding countryside walks and scenic views nearby.







Ground Floor



Floor 1

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

600 ft<sup>2</sup>

55.8 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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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