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Horsfall



## Braeside, Hill Lane, Colne

### Offers In The Region Of £849,950

- Approx 4,300 square ft • Large Family Residence • Huge Potential • Large Plot, Circa 0.54 acre • Heated Swimming Pool • Six Bedrooms

This expansive property on Hill Lane in Colne, offers a generous 4,300 square feet of living space spread over two floors. With six bedrooms and three bathrooms, this home offers ample space and comfort. On the ground floor, the residence boasts six rooms including two spacious living rooms, each with its own fireplace, providing a warm and inviting space for family gatherings or entertaining guests. An equipped breakfast kitchen with stove and pantry, a wine store room and a practical utility room, as well as two WC, offer great functionality. Moving onto the first floor, you'll find six large bedrooms and three well-appointed bathrooms that have both showers and baths. Additional rooms on this floor provide vast opportunities for customization according to the owner's needs. A dedicated garage comes with the property offering convenience and storage. Furthermore, the house is favourably situated within the vicinity of several desirable amenities. You will find plentiful entertainment in the nearby bars, "The Alma Inn" and "Emmott Arms", potential education opportunities at "Park High School", outdoor activities at the "Ball Grove Park" and "Shay Gate Farm Campsite". Its perfect balance between private tranquillity and social accessibility make this property a gem in Colne.















# Lancashire

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Nestled in the picturesque landscapes of Colne, Lancashire, Hill Lane offers a truly idyllic setting for those seeking a tranquil yet convenient lifestyle. Residents of Hill Lane enjoy the benefits of living in a charming neighborhood surrounded by lush greenery and stunning views of the rolling hills. With its close proximity to local amenities, including shops, schools, and recreational facilities, Hill Lane strikes the perfect balance between peaceful rural living and urban convenience. Whether you're taking leisurely strolls along the quaint lanes or exploring the nearby parks and countryside, there's a sense of serenity and community spirit that permeates throughout. For those commuting, easy access to major roadways ensures seamless travel to neighboring towns and cities. Hill Lane embodies the essence of countryside living while providing all the modern comforts and conveniences, making it an ideal place to call home.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Having the original circular stained glass floral leaded light window to timber panelled doorway, radiator, coved ceiling and access through to:

### GROUND FLOOR W.C

A 2-piece suite comprising of: a low level w.c, corner pedestal wash hand basin, window to side elevation, chrome radiator towel rail, coved ceiling.

### RECEPTION HALLWAY

A large open reception hallway having 2x radiators, coved ceiling. Corner solid oak fitted carved bar leaded glass fronted corner drinks cabinet and an open balustrade grand staircase leading to the first floor / landing.

### SITTING ROOM 13'10" x 17'9" (4.24m x 5.43m)

A large sitting room having the original leaded stained glass timber entrance door from reception hallway, 2x radiators, a large leaded bow window to front elevation. Original stained glass leaded side windows to the side elevation, oak fireplace with raised stone hearth and back and coved ceiling.

### LIVING ROOM 16'11" x 14'10" (5.16m x 4.53m)

A family sized room having original oak wall panelling with plate rail, four-tier wall book shelving to both sides of the chimney breast, open fire with marble surround and beaded back, raised marble hearth, bow window with window seat and coved ceiling.

### DINING ROOM 19'8" x 12'5" (6.01m x 3.79m)

Having double French doors leading to side gardens and patio area, window to front elevation, 2x radiators, twin doors leading to reception hallway with feature arched alcove, originally the butler's pantry, leaded window, original built-in double door safe and a serving hatch to kitchen. Perfect space for hosting.

### BREAKFAST KITCHEN 11'3" x 14'11" (3.43m x 4.57m)

Offering a range of high-quality medium oak kitchen units with fitted base and wall units with matching work surfaces, one- and-a-half bowl 'Belfast' style stainless steel sink with chrome

mixer tap, window to gable elevation, spotlighting to ceiling, coved ceiling, built-in 'Millennium' series four oven gas Aga in a recessed tiled alcove with timber mantel over, two-ring 'Neff' gas hob to an island breakfast bar, radiator, coved ceiling and spotlighting.

### BOOT ROOM / CLOAK ROOM

Having a window to inner gable, radiator, coving, fitted storage cupboards and access to the pantry with a window to the side elevation.

### INNER HALL

With a uPVC double glazed door leading out to the front elevation.

### WINE STORE 7'6" x 10'9" (2.30m x 3.30m)

Currently utilised as the 'wine room'. Having panelled walls, power, lighting and a frosted uPVC double glazed window to the side elevation.

### UTILITY ROOM 10'1" x 10'11" (3.08m x 3.35m)

Having a range of fitted base and wall units, single drainer one-and-a-half bowl composite sink with hot and cold mixer tap, window to rear elevation, rear door to side gardens, plumbing for washing machine and space for a tumble dryer and access to the 'Vaillant' gas boiler.

### FIRST FLOOR / LANDING

Having the original stained glass feature window, coving, dado rail, 1x radiator and access to the loft hatch.

### BEDROOM ONE 18'11" x 14'11" (5.77m x 4.55m)

A room of double proportions having a leaded bow window to front elevation with window seat and storage beneath. Full range of fitted wardrobes, cupboards and bedside cabinets and 1x radiator.

### ENSUITE BATHROOM

A three-piece suite comprising of: a panelled bath with fitted screen shower, wc, pedestal wash hand basin, window to gable elevation, wall mounted chrome towel rail radiator, coved ceiling and fitted storage cupboards.

### BEDROOM TWO 13'10" x 13'6" (4.22m x 4.12m)

Another room of double proportions having a window to front elevation, full wall fitted wardrobes and bedside cabinets, radiator, coved ceiling.

### BEDROOM THREE 12'5" 12'5" (3.79m 3.79m)

Yet again a room of double proportions having a window to gable elevation, original fitted timber panelled cupboards, radiator and coved ceiling.

### BEDROOM FOUR 11'7" x 11'3" (3.54m x 3.44m)

A fourth room of double proportions having a window to rear elevation, fitted storage shelving and 1x radiator.

### BEDROOM FIVE 11'2" x 10'11" (3.42m x 3.34m)

A fifth room of double proportions having a window to gable elevation, radiator and coved ceiling.

### BEDROOM SIX 11'4" x 10'11" (3.46m x 3.34m)

A well proportioned room having 1x radiator, coving, dado rail and a window to the front elevation.

### HOUSE BATHROOM

A house bathroom comprising of: a panelled bath, wash hand basin in vanity unit, w.c, half-tiled walls, window to inner gable elevation and a wall mounted towel rail radiator.

### HOUSE SHOWER ROOM

A 3-piece house shower room comprising of: a corner shower cubicle, wash hand basin on timber vanity unit, wc, tiled walls, wall mounted towel rail radiator, window and coved ceiling.

### HOME OFFICE 7'7" x 10'9" (2.33m x 3.30m)

Having 1x radiation a double glazed window to the side elevation and a doorway with access through to:

### INNER HALL

With a corridor accessed from the home office, leading to:

### OCCASIONAL ROOM 14'4" x 9'3" (4.39m x 2.83m)

A spacious room having a multitude of uses with 1x radiator and 3x windows to the rear elevation.

### OCCASIONAL ROOM 2 18'2" x 11'7" (5.56m x 3.54m)

Another spacious room again with a multitude of uses having 1x radiator and 5x uPVC double glazed windows.

### GROUND FLOOR ANNEX 17'7" x 21'7" (5.38m x 6.60m)

### EXTERNAL W.C

Having a low level w.c.

### GARAGE 18'1" x 11'2" (5.52m x 3.41m)

A detached single garage having side windows and double side doorways.

### TIMBER BOILER & PLANT ROOM 10'2" x 14'11" (3.11m x 4.57m)

A gas-fired boiler supplying heating to the pool and separate filtration system.

### EXTERNALLY

Externally you will find a private tarmacadamed driveway leading to the side of the property with open tarmac parking area for several vehicles. Beautiful formal landscaped gardens with large lower lawned garden to the front elevation with surrounding mature trees and shrubberies. Raised herringbone sets to patio and covered seating area. Higher side lawned garden with beech hedge and fence

### SWIMMING POOL

The property has a tiled open heated swimming pool to the rear and side elevation with raised flagged surround and timber fencing.

### SERVICES

Mains electricity, mains gas, mains water, sewerage to private sewerage system within the curtilage of the property.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/Braeside-Hill-Lane>

### CONSTRUCTION

The property is constructed of red Accrington brickwork with spa-dashed upper elevations and pitched tiled roof supported on timber. UPVC double-glazed leaded windows. Gas central heating and domestic hot water.

### PRECISE LOCATION

<https://w3w.co/muted.backpacks.frown>

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## OUTSIDE

Set in mature well-tended gardens including greenhouse and vegetable garden. External heated swimming pool, detached annex and garage. A property of great character and style which has been maintained and improved by the present owners offering well planned extensive family accommodation in this popular and accessible residential area.







Ground Floor Building 1



Floor 1 Building 1

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

4102.89 ft<sup>2</sup>

381.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01200 435667](tel:01200435667)