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# Croft Cottage, Southfield Lane, Southfield, Burnley

## £450,000

• Detached stone-built bungalow • Electrically operated gated entrance • Stunning garden room with panoramic views • Three beautifully presented bedrooms • High-spec open-plan kitchen & living space • Large lawned garden & ample parking

Welcome to Croft Cottage – a truly stunning three-bedroom detached bungalow set in an idyllic rural position, offering uninterrupted panoramic views across rolling countryside. Tucked away behind electrically operated gates, this exceptional home sits within a generous plot and blends traditional stone-built charm with luxurious modern living. Immaculately presented throughout, the property boasts elegant interiors, high-quality finishes, and a real sense of calm and space from the moment you arrive. The heart of the home is a breathtaking open-plan living and dining area with a stylish kitchen and feature stove – perfect for both everyday living and entertaining. A standout feature is the beautifully crafted garden room, complete with exposed beams, floor-to-ceiling glazing, and a log burner, creating an inviting retreat that seamlessly connects you with the outdoors. With parking for multiple vehicles, a substantial lawned garden, and breathtaking open views, Croft Cottage offers an enviable lifestyle in one of Burnley's most sought-after semi-rural settings.

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HOUSE RULES
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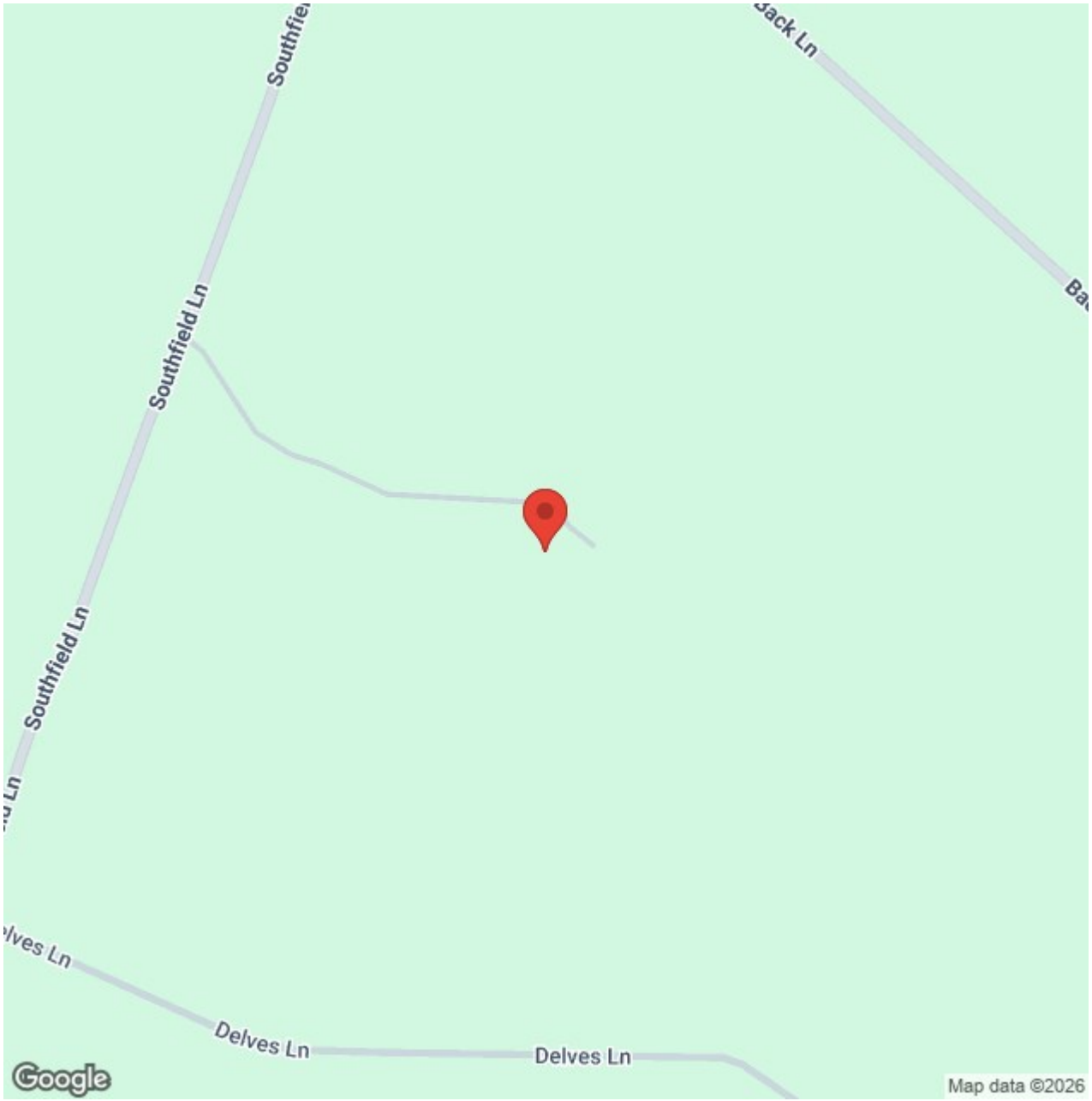
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Higherford
Keighley Rd
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# Lancashire

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## GROUND FLOOR

With a uPVC double glazed front door leading into:

## ENTRANCE

With tiled flooring, access to the loft hatch and recessed spot lights.

## MAIN LIVING / DINING / KITCHEN AREA 31'8" x 18'4" (9.67m x 5.60m)

An impressive open-plan living space at the heart of the home, designed for both comfort and entertaining. The lounge area features soft neutral tones, plush carpet underfoot, and multiple windows framing countryside views. A contemporary log-burning stove creates a warm focal point, while glazed double doors open into the stunning garden room. Flowing seamlessly into the kitchen, this area offers style and practicality in equal measure.

## DINING KITCHEN

Beautifully appointed with sleek, high-gloss cabinetry and premium granite worktops, this stylish kitchen is a true showstopper. It features a central island with breakfast seating, a range-style oven with extractor hood, integrated appliances, and plenty of prep and storage space. The window above the sink looks out onto the rolling landscape beyond—perfect for cooking with a view.

## GARDEN ROOM 22'5" x 16'11" (6.85m x 5.18m)

Flooded with natural light, the garden room boasts floor-to-ceiling windows and exposed timber beams, offering a breathtaking space for relaxing or hosting guests. Enjoy panoramic views in every direction, with a log-burning stove and cosy seating areas enhancing the inviting ambience. Ideal as a second lounge or formal dining room, this versatile space elevates the entire home.

## BEDROOM ONE 10'11" x 16'9" (3.34m x 5.12m)

A spacious and serene double bedroom, thoughtfully styled with calming décor and soft carpets. Dual bedside lighting, mirrored wardrobes, and multiple chests of drawers provide ample storage. The room exudes relaxation and comfort—ideal for a restful night's sleep.

## BEDROOM TWO 6'11" x 14'0" (2.11m x 4.28m)

Another beautifully presented double room with elegant décor and large window framing far-reaching views. Perfect as a guest room or dressing room, this bedroom is well-proportioned and finished to a high standard with bespoke shelving and a modern dressing area.

## BEDROOM THREE 6'4" x 8'10" (1.95m x 2.71m)

A well-presented single bedroom finished in neutral tones, featuring carpeted flooring, recessed ceiling spotlights, a window providing natural light and useful fitted storage cupboards.

## FAMILY SHOWER ROOM 8'2" x 7'8" (2.49m x 2.34m)

Stylish and contemporary in design, the bathroom features a walk-in rainfall shower with full-height glass screen, modern tiling, chrome fixtures, WC, and a sleek pedestal sink. A high-level frosted window adds natural light while ensuring privacy. Spotlights and neutral tones complete the tranquil, spa-like feel.

## LOCATION

Situated along the peaceful and picturesque Southfield Lane in Burnley, Croft Cottage enjoys a truly enviable semi-rural position. Surrounded by open countryside and far-reaching views, this location offers a rare sense of tranquillity while still being within easy reach of local amenities. Just a short drive away, you'll find the bustling town centre of Burnley, offering shops, restaurants, schools, and excellent transport links including access to the M65 motorway. The surrounding area is ideal for lovers of the outdoors, with scenic walking routes, cycling trails, and nature on your doorstep – making it the perfect retreat for those seeking both beauty and convenience.


## PUBLISHING

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# OUTSIDE

The exterior of Croft Cottage is every bit as impressive as the interior. Set behind a secure, electrically operated gated entrance, the property enjoys complete privacy and a welcoming sense of arrival. The stone-built façade is both timeless and characterful, complemented by a spacious gravelled frontage and low-maintenance landscaped borders. A large lawned garden stretches out to the side, bordered by traditional stone walling and framing breathtaking countryside views in every direction. With ample driveway parking for multiple vehicles and generous outdoor space ideal for entertaining or relaxing, the setting perfectly matches the lifestyle on offer inside.

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**Approximate total area**(1)

1458 ft²

135.4 m²

(1) Excluding balconies and terraces

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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