

01756 795621
www.david-hill.co.uk

DAVID HILL



Spittalfield Farm Pasture Lane Barrowford BB9 6QY

An attractive two bedroom middle terrace cottage that would now benefit from improvement and modernisation. The cottage comes with space at the front to park a single car and a generous enclosed rear yard with terraced garden area.

Convenient rural position with a fabulous southerly aspect overlooking open countryside on the edge of Barrowford, within easy reach of the M65 motorway.

Up to 33 acres of land available for sale by separate negotiation.

Guide Price £155,000

Spittalfield Farm Cottage Pasture Lane Barrowford BB9 6QY

• Barrowford 0.8 miles • Colne 2.5 miles • Skipton 14 miles • Clitheroe 10 miles • Blackburn 16 miles • Manchester 30 miles

Location

The property is situated in open countryside less than a mile away from the popular village of Barrowford. The village sits on the confluence of two rivers, Pendle Water and Colne Water and is also on the Leeds Liverpool Canal. The village has numerous independent shops, a well regarded primary school and a doctors surgery. The nearby larger town of Colne provides a more comprehensive range of services and excellent transport links by rail and road with access to the M65 motorway.

Description

The property comprises a traditional stone built two bedroom middle terrace cottage which would now benefit from modernisation.

The cottage is entered to the front into a hall with stairs leading to the first floor. The hall leads through into kitchen with pine fronted, laminate work surface and a stainless steel sink and drainer. Appliances include a washing machine, electric cooker and a fridge/freezer. There is a useful understairs store and an external door to the rear yard. Adjacent to the kitchen is a pleasant through living room with open fire set in tiled surround and a beam and boarded ceiling.

The small first floor landing gives way to a bathroom with panelled bath having shower over, w.c and a pedestal wash basin. Tiles walls. Bedroom 1 is a good size through room beams to the ceiling and a fireplace. Bedroom 2 is smaller having a store cupboard extending over the stairs.

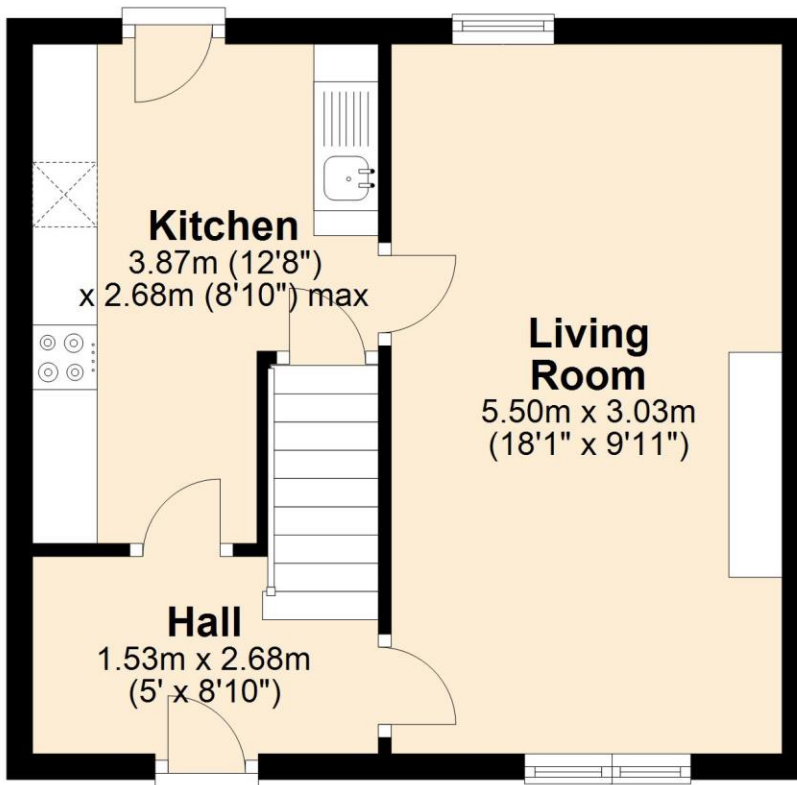
Outside, the property has a single parking space to the front. Accessed through the cottage only is a good sized enclosed rear yard with gabion baskets retaining a raised garden area beyond.

NOTE: The timber garden building in the rear yard and the CCTV security camaras are specifically excluded from the sale.



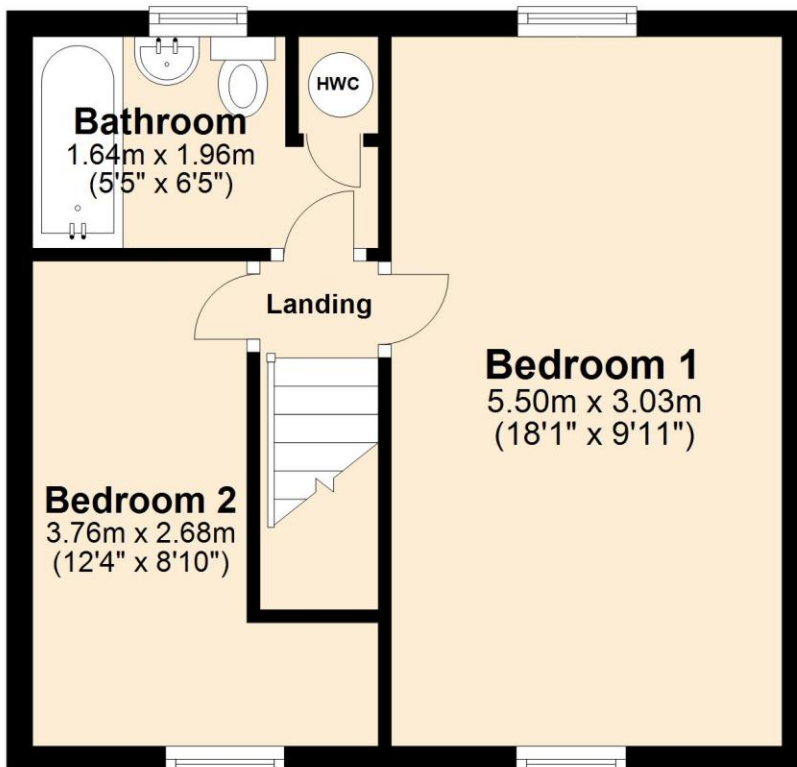
Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 63.9 sq. metres (687.9 sq. feet)



Services

The property is connected to mains electricity and mains water with drainage to a shared septic tank. uPCV double glazing. Partial heating from a back boiler. Hot water cylinder with immersion heater.

Tenure

Cottage

Freehold. Vacant possession on completion.

Additional land

Subject to Farm Business Tenancy terminating on 30 November 2025.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Energy Rating

TBC

Viewings

Strictly by appointment through the selling agents.

Directions

From Colne head south west on Vivary Way towards the M65 motorway and Boundary Mill. At the lights on the junction (Lloyd BMW) turn right signed to Barrowford (B6247) and continue for about 1.40 miles to the T junction at the George and Dragon Inn and turn left onto Gisburn Road (A682). After about 300 metres turn right onto Pasture Lane signed Rough Lee and continue for about 1km heading out of the village. The entrance to Spittalfield Farm Cottage can be found on the right. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.