



Tenure:  
EPC Rating: E  
Council Tax Band: D

- PANORAMIC VIEWS
  - FEATURE WINDOWS
  - EXPOSED BEAMS
  - REAR PADDOCK
  - SOUGHT AFTER LOCATION
  - STUNNING POSITION
  - 1.5 ACRES OF LAND
  - FANTASTIC FITTED KITCHEN
  - LUXURY BATHROOM & ENSUITE
  - LARGE ENTRANCE HALLWAY
- Key Features:**

Occupying a stunning position with panoramic views overlooking the historic market town of Colne and extending towards the Forest of Trawden. The property being the middle one of three, also has the unusual feature of boasting a 1.5 acre paddock to the rear of the property, additionally there is a garden area to the front with double timber gates providing private parking. There is also further communal parking located at the front of the property.



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**For Sale**



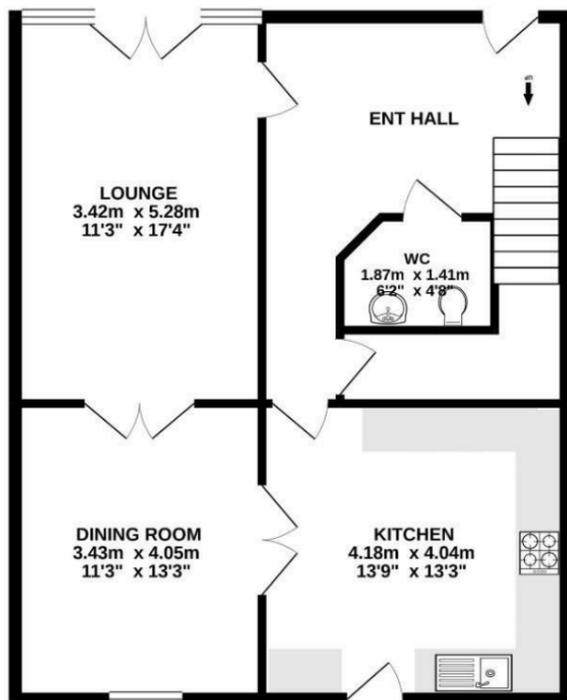
1 Skipton Old Road  
Colne BB8 7EW

**£315,000**

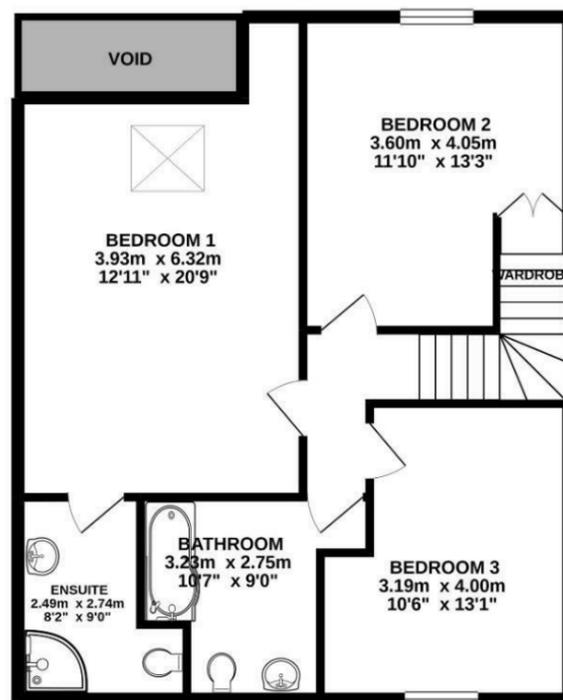


# 3 BEDROOM Barn Conversion

GROUND FLOOR  
70.5 sq. m. (759 sq. ft.) approx.



1ST FLOOR  
67.1 sq. m. (722 sq. ft.) approx.



TOTAL FLOOR AREA: 137.6 sq. m. (1481 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

Occupying a stunning position with panoramic views overlooking the historic market town of Colne and extending towards the Forest of Trawden. The property being one of three also has the unusual feature of boasting a 1.5 acre paddock to the rear of the property, additionally there is a garden area to the front with double timber gates providing private parking. There is also further communal parking located at the front of the property.

As you enter the property to the ground floor you are greeted by a large entrance hallway with ceramic tiled flooring with a return staircase ascending to the first floor. There is a cloakroom housing a WC and under stair storage which also houses the plumbing for the automatic washing machine.

The lounge is located to the front of the property with a large glass atrium style window with inset, the french doors infuses the room with an abundance of natural light and also takes full advantage of the stunning panoramic views to the front.

Double doors provide access to a split-level second reception room which has been recently utilised as a dining room, it would lend itself perfectly as a second reception room if required.

A fitted kitchen houses an extensive range of matching wall base and drawer units with coordinating working surfaces in black granite with matching up stand and splashback. Integrated appliances include a four ring gas hob with extractor hood over eyelevel Bosch double electric oven, integrated fridge freezer and dishwasher.

On the first floor the master bedroom is located to the front of the property and is generous in size with a full height pitched ceiling with exposed beams and an internal spindle balustrade which overlooks the front entrance glazed atrium, together with the addition of a velux skylight. The ensuite shower room houses a three piece suite comprising: a low-level WC vanity hand wash basin and a double shower with glazed screen fully tiled walls and flooring, providing a luxurious finish.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property