

01756 795621  
www.david-hill.co.uk

DAVID HILL



## Booth Bridge Cottage Thornton in Craven BD23 3TQ

A charming two bedroom semi detached cottage requiring modernisation throughout but offering tremendous scope. Gardens to both front and rear together with a useful garden store and parking space.

Delightful rural backwater position within a small group of dwellings enjoying views of the surrounding countryside.

Guide Price £275,000



# Booth Bridge Cottage Thornton in Craven BD23 3TQ

• Skipton 7 miles • Barnoldswick 3 miles • Colne (M65) 6 miles • Blackburn 23 miles

## Location

Booth Bridge Cottage is one of a small group of dwellings at the end of Booth Bridge Lane approximately 1 mile to the south of Thornton in Craven. The bustling east Lancashire town of Barnoldswick is about 3 miles to the north with the popular market town of Skipton just 6 miles to the east. Skipton offers an excellent range of amenities including shops, bars, restaurants, leisure centre with swimming pool together with highly regarded secondary schools. Six miles to the east is the resurgent town of Colne with a wide range of services and access to the M65 with Manchester about 1 hours drive away.

## Description

The cottage benefits from UPVC double glazed windows throughout and gas central heating, with accommodation over two floors which briefly comprises the following.

The cottage is entered from the front into a hall with stairs leading to the first floor. To one side of the hall is an open plan through kitchen/dining room with base and wall units, laminate work surfaces and 1½ bowl sink with tiled splash. There is an electric four ring hob, a raised level electric oven and grill and plumbing for a washing machine. Wall mounted ‘Remeha’ combination gas boiler and an external door to the rear garden. Extending beneath the stairs is a useful cellar head, accessed via a couple of steps. To the other side of the hall and with a second access from the kitchen area is a generous through living room with open fireplace set on a feature stone surround which has been extended into the alcoves either side.

The first floor landing gives way to a spacious through main bedroom with chimney breast and useful built in airing cupboard. An inner lobby gives access to Bedroom 2 having a useful walk in store extending over the stairs. There is a separate shower room with corner shower cubicle, w.c., and pedestal wash basin. Part tiled walls and ladder style heated towel rail.

## Outside

To the front is a pleasant lawned garden with path leading to the front door. To the gable end is a small parking space in front of two useful store buildings. Woodstore (1.84m x 1.77m)  
Garden Store (2.46m x 1.83m)  
To the rear of the cottage is a path with steps up to a small terraced lawn.

## General Notes

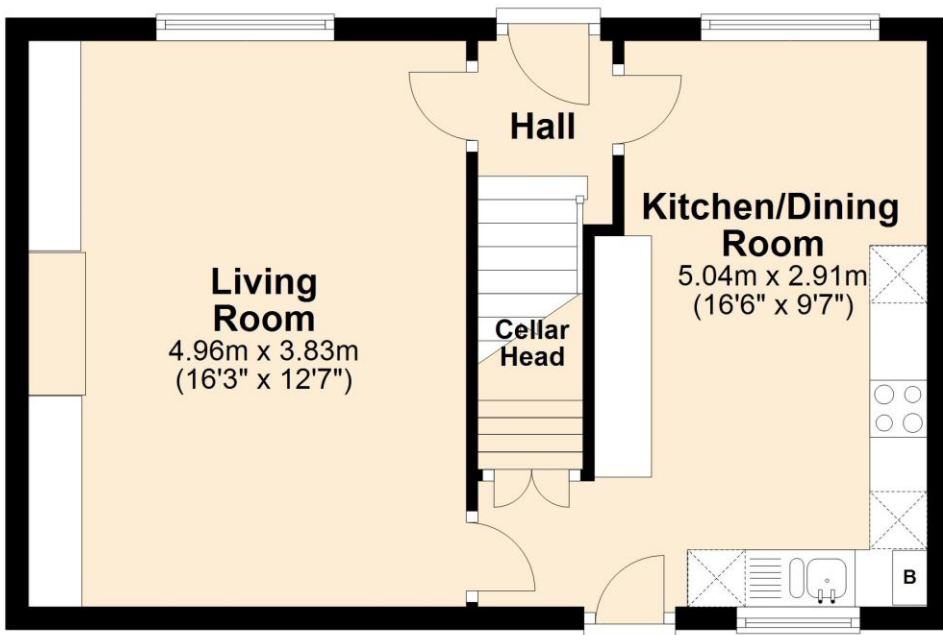
*The purchasers of Booth Bridge Cottage will be responsible for erecting new boundary fences to the front and rear of the property as required and will be responsible for the future repair and maintenance of the boundary structures.*

*As part of the new boundary to the rear of the property a pedestrian hand gate will be incorporated to enable access to the LPG tank sited in the neighbouring garden.*



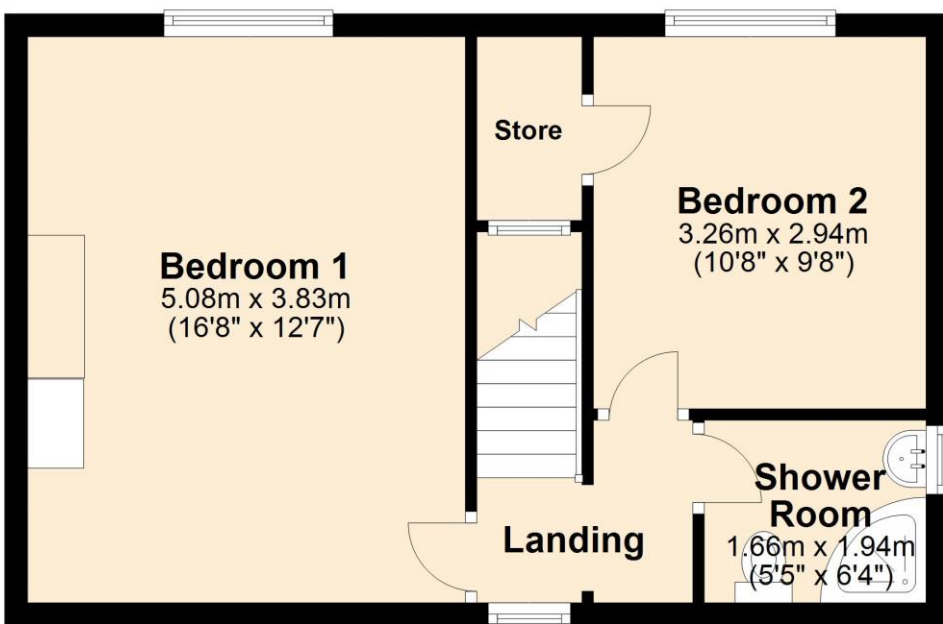
## Ground Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)







**Tenure**  
Freehold

**Council Tax**  
Band B (Pendle Borough Council)

**Services**  
Mains electricity and mains water.  
Drainage to a shared septic tank serving four properties.  
LPG central heating – underground tank.

**Energy Rating**  
F - 30

**Directions**  
From Skipton head west on the A59 to the roundabout at Broughton and take the first exit to Colne (A56). Continue for approximately 2 miles to Thornton in Craven turning left into Booth Bridge Lane in the centre of the village. Continue down Booth Bridge Lane past the cricket pitch for approximately 0.5 miles where Booth Bridge Cottage is the first property on the left. A 'for sale' sign has been erected at the cottage.

**What Three Words:** overused/deal/hunk

**Viewing**  
By appointment through the selling agent.

The New Ship, Mill Bridge, Skipton, BD23 1NJ info@david-hill.co.uk

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