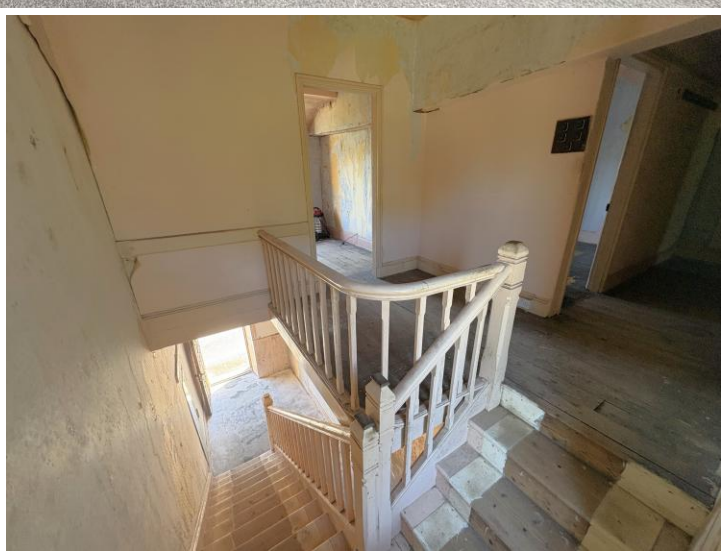
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DAVID HILL







Nichol House Farm Trawden Colne BB8 8NX

A most attractive Grade II listed middle property requiring complete renovation throughout but offering tremendous potential, comprising a generously proportioned three bedroom house with adjoining former cottage, gardens and private parking.

Convenient backwater position in the heart of the popular village of Trawden just 1.5 miles south east of Colne and access to the M65.

Guide Price £245,000

Nichol House Farm Trawden Colne BB8 8NX

• Colne(M65) 2.5 miles • Skipton 12 miles • Nelson 4.5 miles • Blackburn 20 miles • Manchester miles

Location

Nichol House Farm enjoys a pleasant backwater position off Colne Road in the heart of the popular village of Trawden just 1.5 miles to the south of Colne and 14 miles to the west of Skipton. The resurgent town of Colne provides a comprehensive range of amenities including shops, bars, eateries, leisure facilities and primary and secondary schools. The town is well connected with a railway station providing regular services to the west including Burnley, Preston and beyond. Access by car to the larger local business centres is extremely convenient with the M65 motorway, A59, A65 and A629 (A650) all close to hand meaning Bradford, Leeds, Preston and Manchester are all within one hour's drive.

Description

This most attractive Grade II listed property offers an exciting and increasingly rare opportunity for those seeking a renovation project with scope and versatility.

The house provides generously proportioned three bedroom accommodation of real charm and character including a fine arch topped stone over the front entrance and unusual arch topped stone mullion windows.

The adjoining cottage could remain as separate annexe accommodation to the house or perhaps create a holiday let. Alternatively, the cottage could be incorporated as part of the house creating a substantial single family home. Any alternations would of course be subject to planning permission and listed building consent.

The house is entered at the front into a generous hall with useful understairs store area and a staircase leading to the first floor galley landing. The hall leads through to a spacious living room with chimney breast, built in wall cupboard and an impressive five light mullion window with arched heads. Beyond the living room is a good sized kitchen/dining room with multi fuel stove set in a stove surround, stainless steel sink and drainer on a base unit and plumbing for a washing machine. A glazed door opens onto a paved seating area with gardens extending beyond.

The spacious landing with elegant curved balustrade gives way to two double bedrooms at the front of the house, the larger of which has a fine five light mullion window matching the living room below. The third bedroom with airing cupboard is to the rear of the house and is currently accessed through the bathroom.

The adjoining cottage is accessed independently to the house having a single through room on the ground floor with external doors to both the front and rear. A staircase leads up to another single through room on the first floor

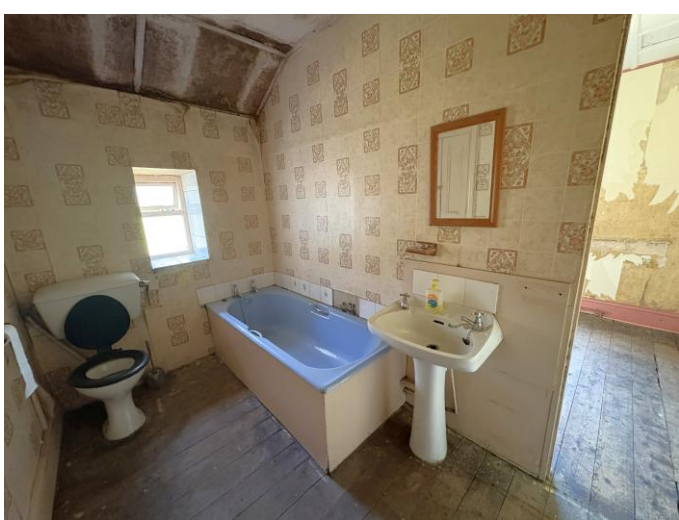
Outside

Opposite the house is a useful single parking space while to the rear is a very pleasant sheltered garden with paved seating area and grounds leading down to a gated entrance onto a track at the bottom providing potential for additional private parking.



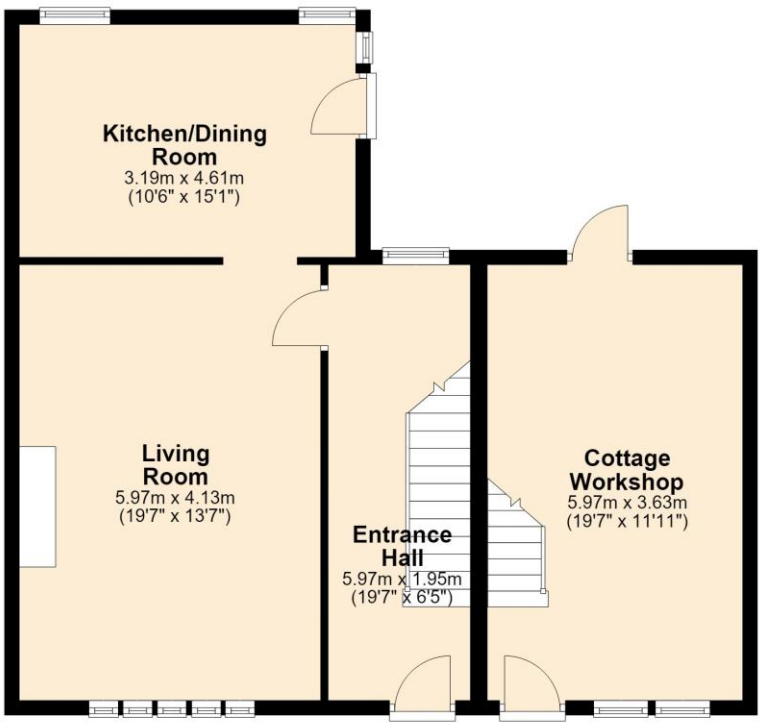






Ground Floor

Approx. 74.3 sq. metres (800.1 sq. feet)



First Floor

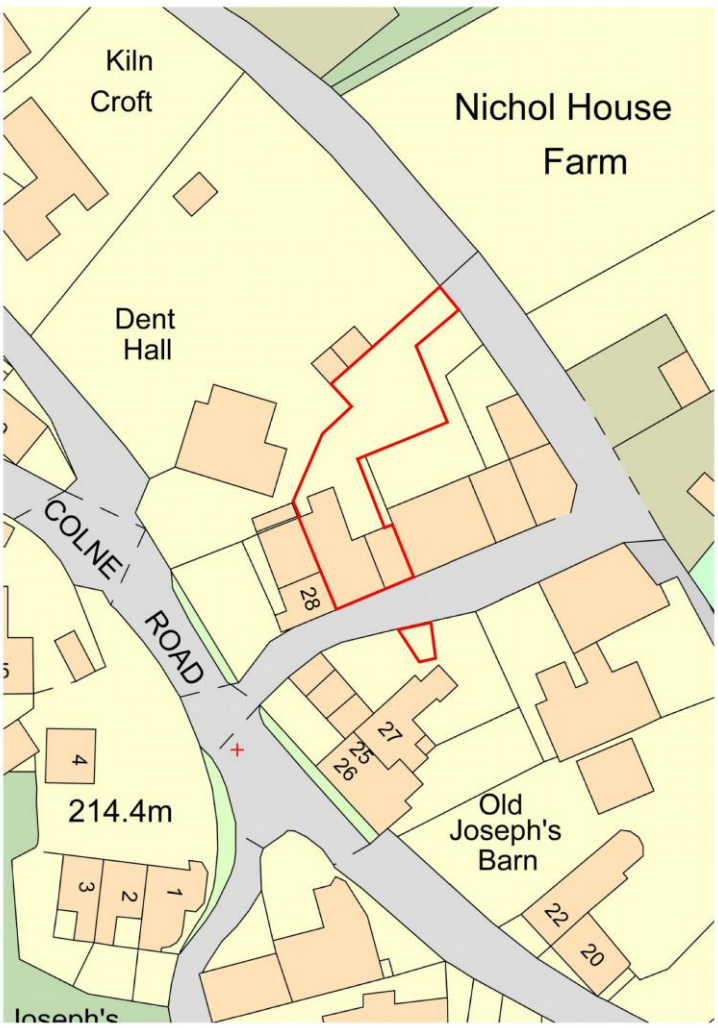
Approx. 73.8 sq. metres (794.7 sq. feet)



Total area: approx. 148.2 sq. metres (1594.8 sq. feet)











Services
We understand the property is connected to mains water, drainage, electricity and gas.

Energy Rating
Exempt due to listing.

Tenure
Freehold. Vacant possession on completion.

Council Tax
Band E (Pendle Borough Council)

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.

Directions
From Colne town centre head east on Market Street (A56) continuing straight across at the lights and Keighley Road before turning right after about 160 metres onto Carry Lane. Follow Carry Lane down to the bridge where it becomes Coal Pit Lane, becoming Mire Ridge and subsequently Colne Road. On entering the village of Trawden the drive leading down to Nichol House Farm can be found on the left approximately 25 metres after the second Foulds Road turning. A David Hill for sale sign has been erected at the property.

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