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\*Charming Three-Bedroom Detached Cottage in the Chatterton Village\*

## Description

Nestled in the picturesque village of Chatterton, this delightful three-bedroom cottage boasts original features and the property itself dates back to before the 1800's. As you enter the entrance hallway with stained glass window, you'll be greeted by first reception room and then on to the family kitchen. The second reception room is located to the rear and is the perfect place for entertaining or relaxing with family. The cosy ambiance is enhanced by stunning wooden beams that adorn the ceilings, adding warmth and charm to the space. A multi fuelled stove is the focal point for this reception room and provides a warmth on those colder evenings, creating a snug and inviting atmosphere.

The cottage also features a dedicated study, ideal for remote work or quiet reading time. The utility room adds convenience to your daily routines, while the bathroom and separate shower room ensure ample facilities for family and guests.

This enchanting property is surrounded by the natural beauty of Chatterton Village, making it a perfect retreat for those seeking tranquillity.

Driveway parking for ample cars and detached double garage with inspection pit. Patio area with gardens to front, side and rear. Don't miss the opportunity to own a piece of history in this charming cottage! \*Charming Three-Bedroom Detached Cottage in the Chatterton Village\*



Council Tax Band: E (Rossendale Borough Council )

Tenure: Leasehold (938 years)

Ground Rent: £4 per year

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Restrictions: Conservation area

### **Tenure**

Leasehold

## GROUND FLOOR

APPROX. 75.1 SQ. METRES (808.5 SQ. FEET)



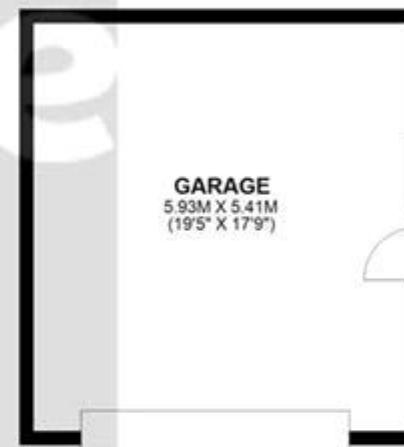
## FIRST FLOOR

APPROX. 59.3 SQ. METRES (638.5 SQ. FEET)



## OUTBUILDING

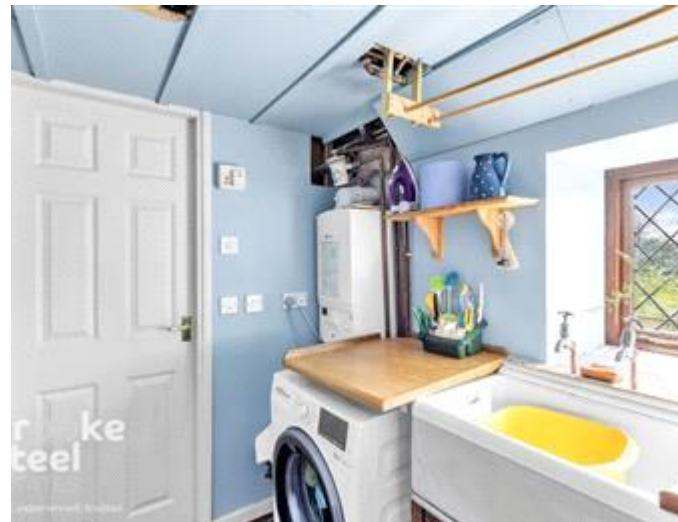
APPROX. 32.1 SQ. METRES (345.3 SQ. FEET)



**TOTAL AREA: APPROX. 166.5 SQ. METRES (1792.4 SQ. FEET)**

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		

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