



Guide Price £375,000

- Two bedroom semi-detached house
- Bathroom and ensuite
- Well-planned living accommodation
- Private yard
- Summer house
- Rural location
- Kitchen diner and sun room

Pine Garth Cottage, Coal Pit Lane, Colne, BB8 8NR

An amazing two bedroomed, two bathroom, semi-detached house in a rural location on the outskirts of Colne. Offering good quality through-out and good sized living accommodation. Along with a beautiful patio, summerhouse and a private garden and parking.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

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Harrogate 34 miles, Skipton 8 miles, Manchester 52 miles
(all distances approximate)

General remarks

Entering through the hallway with a floor to ceiling door into kitchen diner selection with wall draw and base units, including combination oven integrated dishwasher fridge

and freezer, induction hob and extractor above. The island unit which seats a table of five, and an external door adjacent to the island unit leading out to the patio area externally. Off the kitchen is a utility room with concealed washing machine with units and worktop surfaces doubling as an office space with some storage there also.

A small downstairs W.C., concealed cistern toilet, hand wash basin sits off the hallway that leads to the living room with wood burning stove in a stone fire place, from here a dining room/sunroom that could have multifunctional uses is through double doors.

The staircase from the hall rises to the first floor landing giving access to the master bedroom with window to the front and an ensuite with a three piece suite comprising shower cubicle, W.C and wash hand basin. Bedroom two also has a window to the front and the family bathroom to the rear has a panel bath, W.C. and a wash hand basin.

Externally there is a patio which also has a summer house positioned on it. parking is also located to this side with roadside access and a private garden to the side.

A portion of land sized at approximately 1.5 acres and a part of a barn is available by separate negotiation.

Directions

From the centre of Colne head towards Albert Road/A56. Continue on this road and then onto Keighley Road. Follow Keighley Road until you see a sign on the right hand side for Carry Lane. Continue along this road and then onto Coal Pit Lane and the property will be seen on the left hand side identified by our Dacre, Son & Hartley 'For sale' board.

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Local Authority & Council Tax Band

- Pendle Borough Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, gas and water are installed. Domestic heating is from a gas fired boiler. A shared septic tank is for drainage.
- Private parking is on site

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

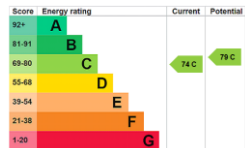
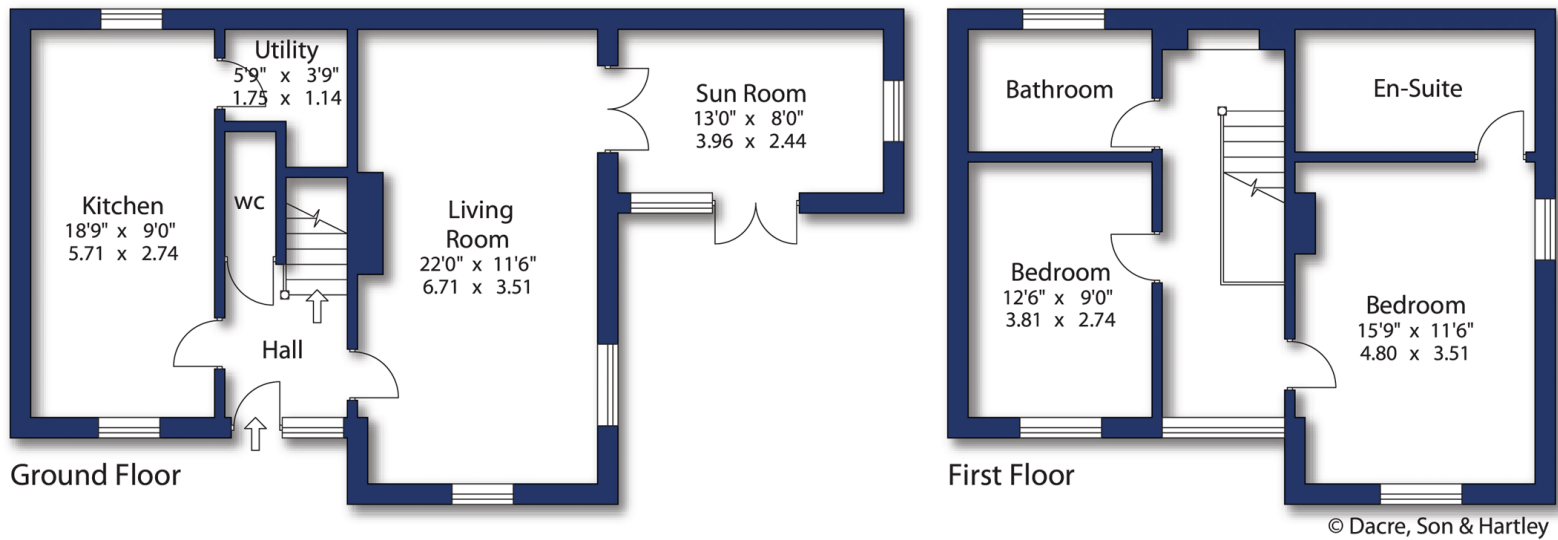
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01756 701010

skipton@dacres.co.uk