



10-12, Hollin Hall, Trawden, Colne, BB8 8SS

SMALL HOLDING- A fabulous pair of cottages converted into one unique dwelling, offering good sized living accommodation with living room, conservatory, country kitchen, two bedrooms, two bathrooms and a smallholding with land amounting to just over 5 Acres.

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Harrogate 36 miles, Skipton 12 miles, Leeds 32 miles (all distances)

Guide Price: £365,000

- Small holding and character cottage
- Two bedrooms, two ensembles
- Stunning Views
- Ample spacious living with conservatory
- Well-presented throughout
- Land over 5 acres
- Superb position and parking
- Modern standard with solar panels
- Planning Permission for a 6m x 4m Agricultural Building in rear yard



General remarks

From street level newly fitted UPVC wood effect front door leading into the porch to wooden feature door then into the kitchen diner. The kitchen offers a selection of Country style wall, drawer and base units with Corian worktop surfaces over and sink, tiled splashbacks, Neff microwave, Neff oven and Hob, integrated dishwasher, washing machine, space for fridge/freezer, storage cupboard housing the alarm box, radiator, tiled flooring, upvc windows to the front and rear and a staircase leading to the first floor.

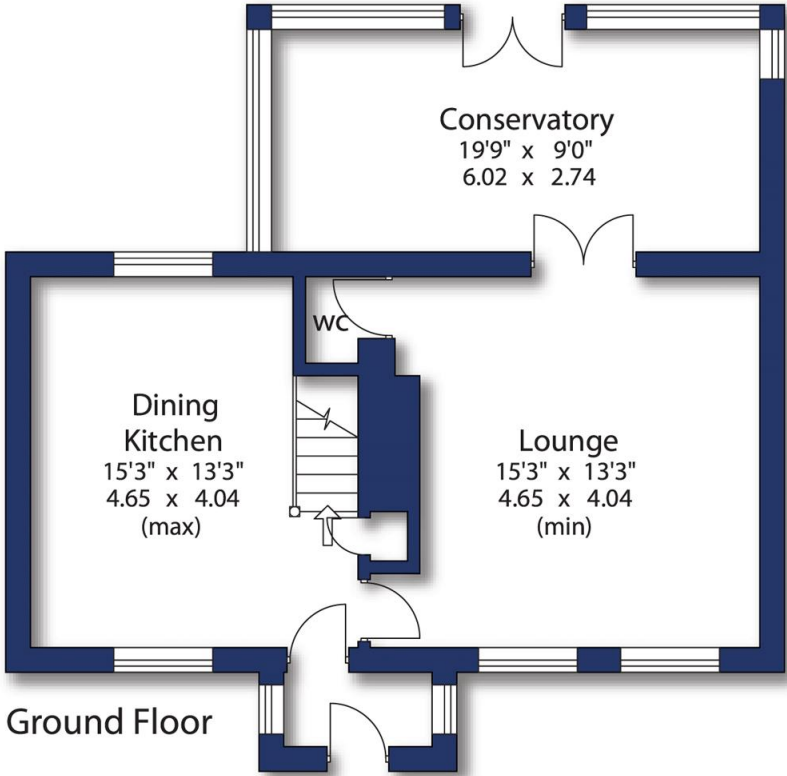
Continuing on the ground floor into the living room with a recently fitted wood burning stove, radiators and two double glazed windows to the front. Off the living room is a two piece suite, comprising of a low flush w.c., wash hand basin with vanity unit, tiled walls and a radiator. Into the conservatory with radiator, glass to two sides, and double glazed French doors leading out to the garden.

To the first floor landing with a window providing fabulous views over the small holding and distant farmland. Bedroom one with a radiator, a pair of upvc double glazed windows to the

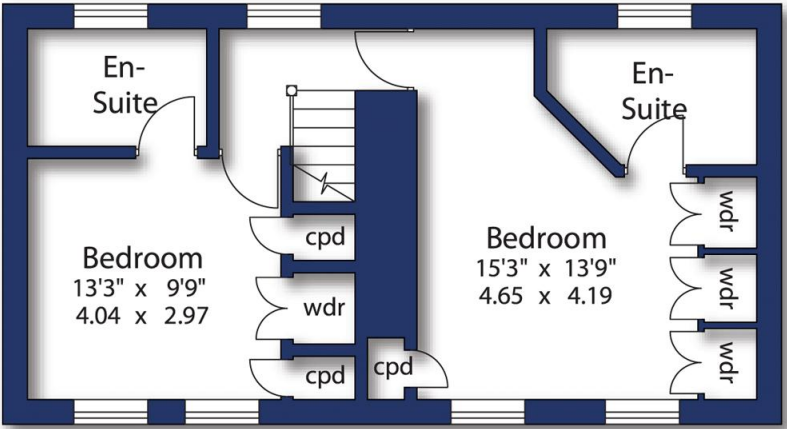
front, a storage cupboard housing a newly fitted gas boiler and integrated wardrobes. The en-suite comprises of, a shower cubicle, low flush w.c., pedestal wash hand basin, fully tiled walls, heated towel rail, upvc window to rear, vinyl floor and a loft access. Bedroom two also with a pair of upvc double glazed windows, fitted wardrobes, storage cupboard housing the battery and inverter for the solar panels, loft access with insulation and an en-suite. The en-suite includes a low flush w.c., an air bath, wash hand basin with vanity unit below, heated towel rail, wood effect flooring and a upvc window looking out to the rear.

Externally, to the front are decorative raised borders and blocked paving. There is gated access to the side of the house and a blocked paved driveway provides parking for one car. The rear garden has an Indian stone flagged patio area, gravelled area, decorative borders, shrubs, two sheds and woodstore all encased by a dry stone wall boundary. This then leads into the smallholding with a vegetable patch and land extending to just over 5 acres which stretches away from the property across the stream with wall and fencing to the boundaries. The gravelled track is accessed from the main road, with right of access over the start of the track to the gate, beyond the gate the access is privately owned by this property.

Floorplans



Ground Floor



First Floor

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EPC TO BE ADDED





Contact us



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Directions

On entering Trawden from Colne continue along the B6250 through the village. Continue through the higher part of the village to Hollin Hall where the property is located on the left identified by a Dacres, Son & Hartley 'For Sale' board.

What3Words touches.flown.increment

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold, registered small holding, CPH no 21/698/0240
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- Parking is located on site
- The property is located in conservation area
- Solar panels are installed and owned
- TPO/NO7/1974
- 24 hour right of access to the field is via the track between No8 and Oak Cottage

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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