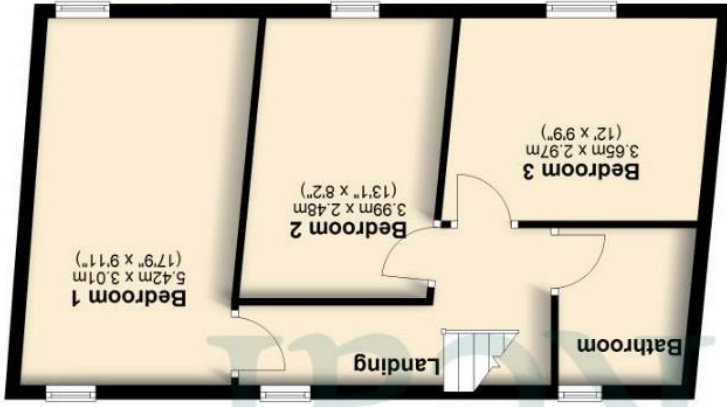


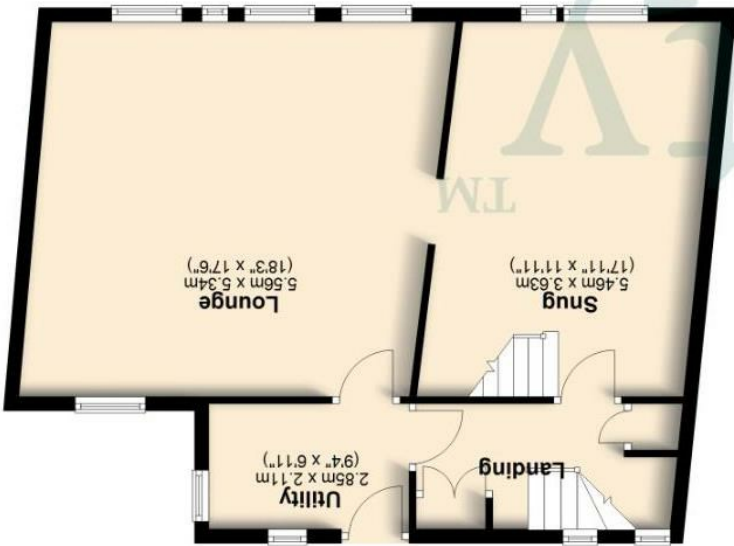


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

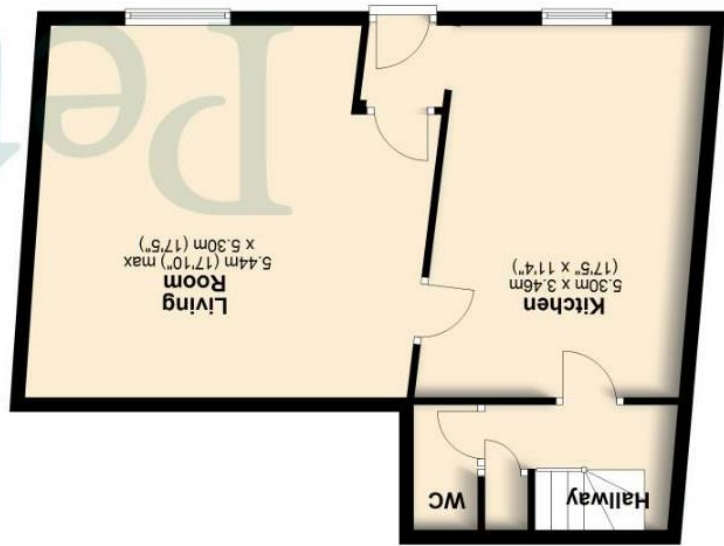
Total area: approx. 170.3 sq. metres (1832.7 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



Second Floor  
Approx. 49.5 sq. metres (533.1 sq. feet)



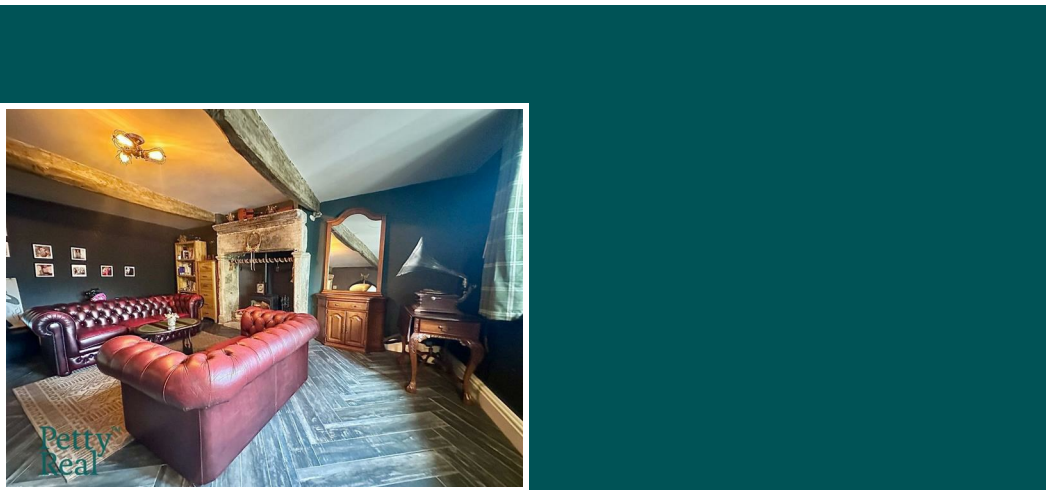
First Floor  
Approx. 64.2 sq. metres (690.9 sq. feet)



Ground Floor  
Approx. 56.5 sq. metres (608.7 sq. feet)

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**Price £400,000**

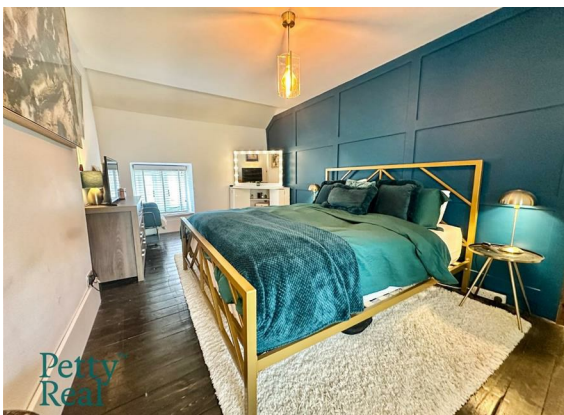


7 Lidgett

Colne  
BB8 7AF



Council Tax Band: D



A charming and beautifully presented Grade II listed cottage, brimming with character and offering deceptively spacious living accommodation, including three reception rooms, three double bedrooms and a private garden. This delightful home seamlessly blends period charm with modern comforts, featuring a well-equipped kitchen with integrated appliances and a stylish bathroom suite.

### Description

Nestled in a truly idyllic setting, this exceptional Grade II listed cottage dates back to the 1700s and is steeped in charm and history, boasting a striking marriage stone dated 1749 proudly positioned on the porch. Beautifully maintained and sympathetically enhanced throughout, the property effortlessly blends timeless period features with carefully considered modern touches, creating a warm and inviting family home of immense character.

Upon entering, you are immediately greeted by an abundance of original charm, with exposed beams running throughout much of the property, adding warmth and authenticity to every room. The accommodation is deceptively spacious and offers versatile living space ideal for modern family living while retaining a cosy cottage atmosphere.

At the heart of the home is the stunning kitchen, beautifully appointed with quality fitted units and integrated appliances including a fridge/freezer and dishwasher. A beautifully restored traditional baker's stove serves as a captivating focal point, complemented by a multi-fuel burning stove that enhances both the ambience and practicality of the space. The kitchen perfectly combines rustic elegance with contemporary convenience.

The cottage boasts an impressive selection of reception rooms, offering flexibility for both entertaining and quieter moments. A welcoming snug/dining room features a further multi-fuel stove, ideal for cosy evenings, while the dedicated office also benefits from its own multi-fuel burning stove, making it a warm and inspiring workspace. The principal living room provides yet another charming retreat and centres around an attractive open grate fire, ideal for relaxing with family and friends.

To the upper floor, the property continues to impress with three generously proportioned double bedrooms, each enjoying characterful features and delightful outlooks. The accommodation is perfectly suited for families or those seeking additional guest space while maintaining a sense of charm and individuality.

The recently renovated bathroom has been stylishly designed to an exceptional standard and includes a luxurious free-standing bathtub, creating a spa-like environment perfect for relaxation. Adding to the home's practicality is a separate first-floor utility and laundry room, thoughtfully fitted with integrated washing and drying appliances alongside a wine fridge for additional convenience.

Externally, the property enjoys truly remarkable outdoor spaces that complement the home beautifully. A recessed hot tub beneath a charming veranda offers the perfect place to unwind in all seasons, while the extensive gardens provide a tranquil and picturesque backdrop.

The large grounds feature a delightful brook gently flowing through the landscape alongside four generous lawned areas, creating ample space for recreation, entertaining or simply enjoying the surrounding beauty. On-street parking is available for two vehicles immediately outside the property, completing this rare opportunity to acquire a beautifully preserved and character-filled cottage of exceptional quality.

View more about this property online....

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