

Because life is

# Petty Real™

Laund Cottage Wheatley Lane Road  
Barrowford  
BB9 6QN



Petty Real

- FOR SALE BY AUCTION – T & C'S APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION



## For Sale

- CASH BUYERS ONLY
- Grade II Listed Cottage
- Full renovation required
- Sought after rural location
- Ideal for a downsizer

## Auction Guide £90,000

- Lounge diner
- Fitted kitchen
- Two bedrooms
- Three piece bathroom
- Large garden



## CASH BUYERS ONLY

Nestled in a picturesque rural setting, this charming Grade II listed cottage offers an exciting opportunity for buyers looking to create their dream home. Brimming with character and historic appeal, the property is positioned in an idyllic location, surrounded by tranquil countryside and stunning views. While the cottage is in need of updating, it presents immense potential to restore and enhance its unique charm.

The accommodation begins with a welcoming porch leading into the heart of the home. The lounge diner provides a spacious and versatile living area, perfect for relaxation or entertaining. Original features, such as exposed beams, add to the cottage's period charm. Adjacent is a fitted kitchen, which, with some modernisation, could become a delightful hub of the home.

Upstairs, the property offers two bedrooms, each filled with natural light and boasting scenic views of the surrounding landscape. Completing the internal layout is a three-piece bathroom, ready for refurbishment to suit contemporary tastes. The thoughtful layout ensures comfort while retaining the cottage's historical character.

Externally, the property benefits from a large garden, ideal for enjoying the peaceful setting or cultivating a beautiful outdoor space. A traditional stone outbuilding provides additional storage or potential for creative uses.



Total area: approx. 79.6 sq. metres (857.3 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.



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