




Eggar & Forber
ESTATE AGENTS
27 New Row, Winewall

Colne

Offers Over £285,000



27 New Row

Winewall, Colne

This beautifully extended, idyllic stone-built cottage is nestled in the picturesque village of Winewall, offering breathtaking countryside views and an exceptional setting for family life. Surrounded by stunning rural walks, the property is ideally located close to The Atom Panopticon, Trawden Celtic Football Club, and within easy reach of Ball Grove Park and local nurseries.

Approached via a quiet lane, the property benefits from generous off-road parking for four or more vehicles, along with a detached stone-built garage. This additional land offers exciting potential for further development, such as an annex or extension (subject to the necessary planning permissions).

The approach to the home has been recently reflagged with traditional York stone, setting the tone for the quality found throughout. Internally, the current owners have undertaken a full renovation in 2021, thoughtfully restoring original features that give the home its unique character—from reclaimed doors with original ironmongery to exposed stonework and a recently sandblasted exterior.

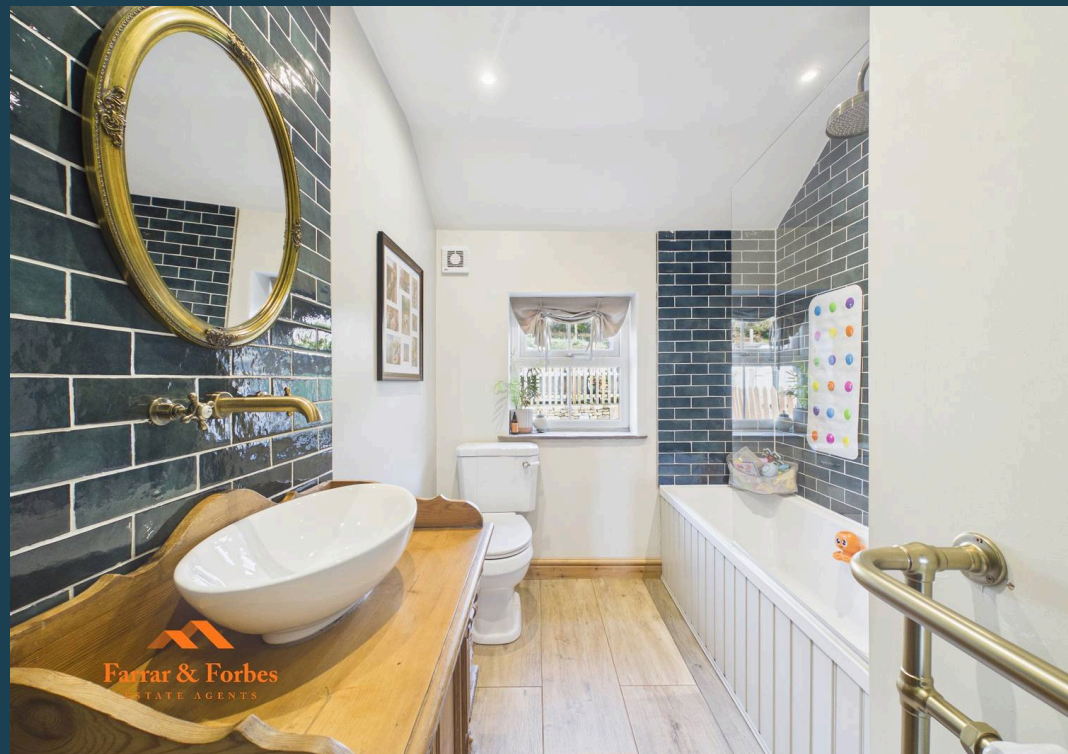
The spacious lounge is a standout feature, boasting a charming window seat, newly installed windows and doors, and an Esse multi-fuel burner set beneath an exposed stone hearth. There is also useful understairs storage.

Double doors lead through to a stunning kitchen diner, arranged in a practical U-shape. The kitchen is fitted with cottage-style units in a soft grey finish, complemented by oak worktops, a Belfast sink, and a Rangemaster cooker as the focal point. Integrated appliances include a fridge, freezer, and washing machine. The ground floor further benefits from wet underfloor heating throughout.

Patio doors open onto an elevated rear garden, featuring a combination of lawned areas and an Indian stone flagged seating space, backing onto woodland and enjoying sunlight throughout the day.

Upstairs, the property offers a generous double bedroom with a vaulted ceiling, exposed original beams, and fitted wardrobes. There are two further well-proportioned single bedrooms, with the central bedroom also benefiting from a vaulted ceiling and a remote-controlled solar blind, allowing natural light to flood the landing.

The stylish family bathroom is located to the rear and is beautifully appointed with wood flooring, a vanity unit with brass mixer tap, striking green tiled splashbacks, and a traditional





Floor 0



Floor 1

Approximate total area⁽¹⁾
75.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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