

Property Details

Old Engine House, Coal Pit Lane,
Colne, Lancashire, BB8 8NS

OIRO £450,000



Property Photos

Old Engine House, Coal Pit Lane, Colne, Lancashire, BB8 8NS



Creation Date
20/02/2025

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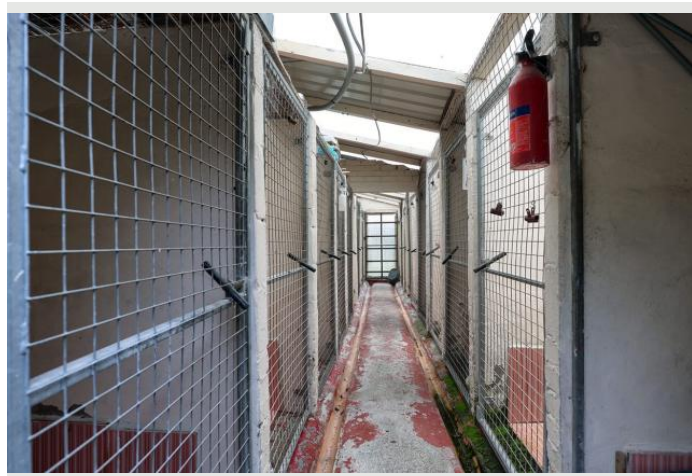
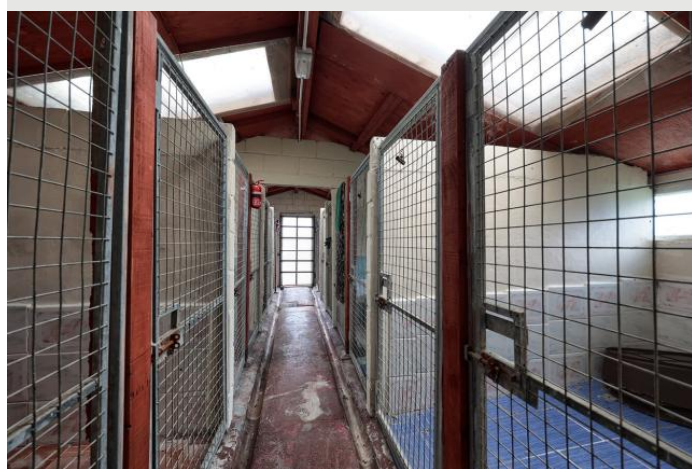
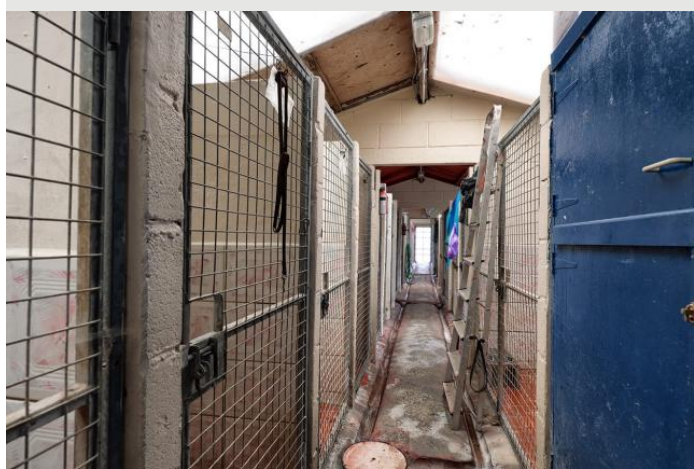
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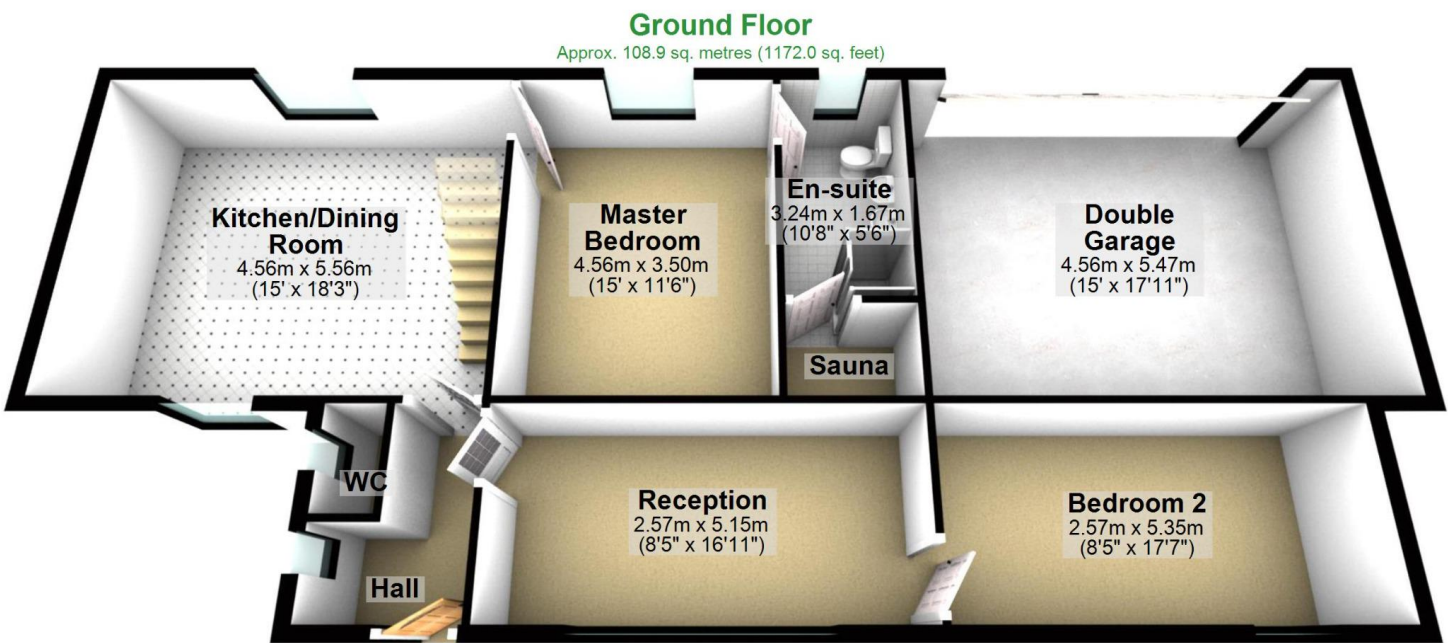


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Property Floor Plans

Old Engine House, Coal Pit Lane, Colne, Lancashire, BB8 8NS

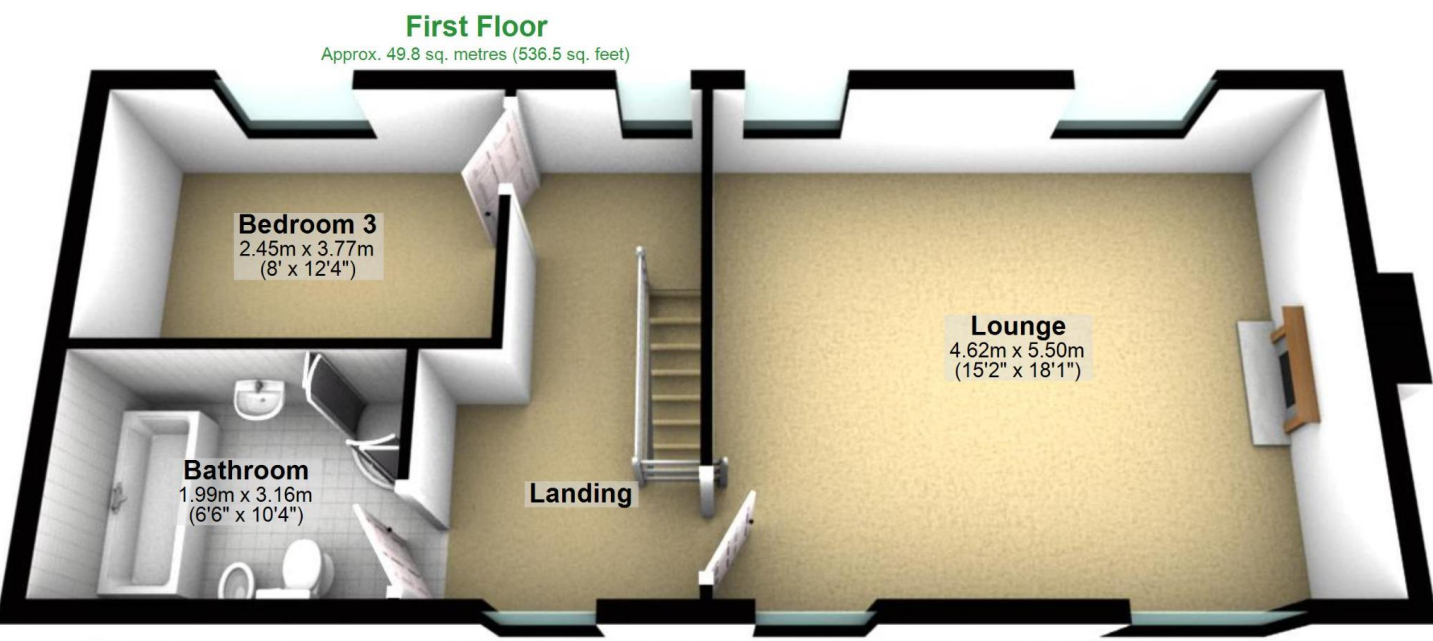


Total area: approx. 158.7 sq. metres (1708.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Property Floor Plans

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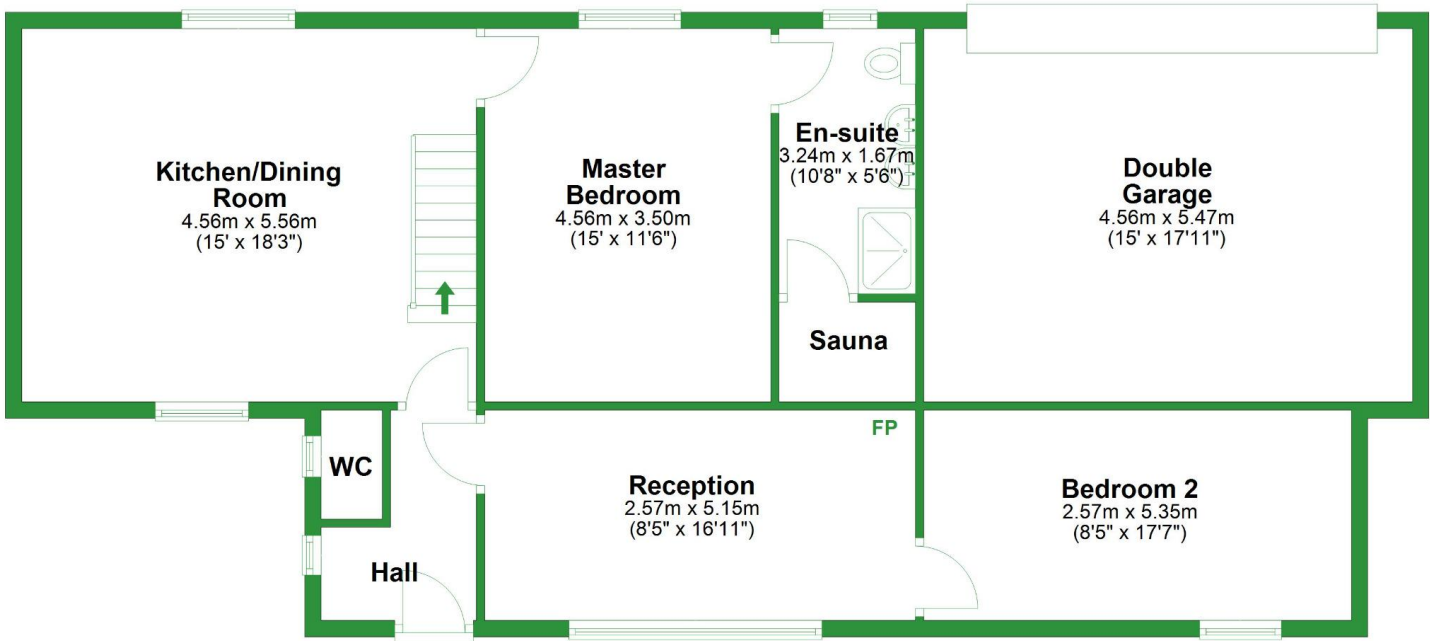


Property Floor Plans

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Ground Floor

Approx. 108.9 sq. metres (1172.0 sq. feet)

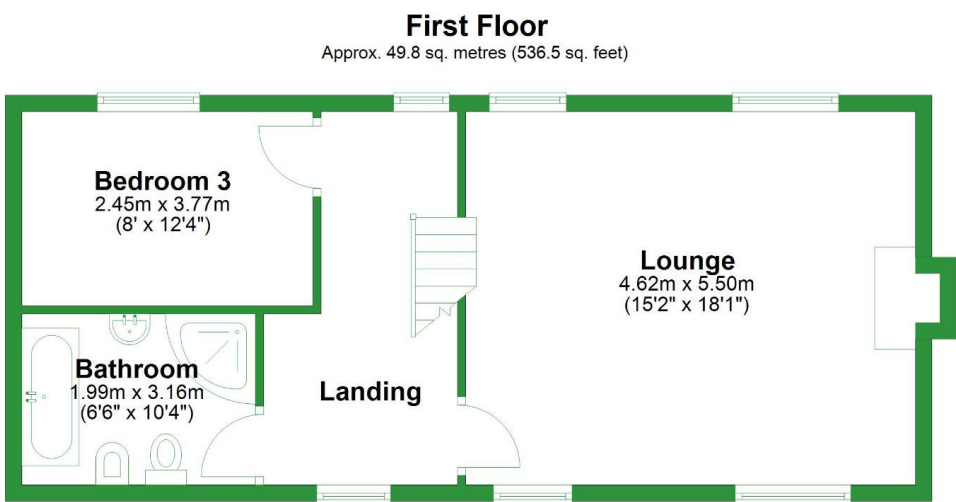


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Property EPC

Old Engine House, Coal Pit Lane, Colne, Lancashire, BB8 8NS

04/11/2024, 15:12

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Old Engine Cottage
Coal Pit Lane
COLNE
BB8 8NS

Energy rating
D

Valid until: 16 March 2025

Certificate number: 8108-8873-0329-8607-4753

Property type

Detached house

Total floor area

120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/8108-8873-0329-8607-4753/print=true>

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1708.5
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Private Supply
Heating
Oil
Broadband
-
Accessibility
-
Restrictions
-
Condition
Some work needed
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£450,000

Land Size

1 acre

Age of Property

-

Year Built

-

New Home

No

Property Features

Old Engine House, Coal Pit Lane, Colne, Lancashire, BB8 8NS

Feature 1

Kennels And Cattery

Feature 2

Business Opportunity

Feature 3

Three Bedrooms

Feature 4

Character Property

Feature 5

Two Reception Rooms

Feature 6

Rural Location

Feature 7

Grooming Room And Dog Kitchen

Feature 8

Close To Trawden For Schools

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Property Description

Old Engine House, Coal Pit Lane, Colne, Lancashire, BB8 8NS

Three bedroom property with potential for a business.

Charming House with Business Potential

Key Features

- Three bedrooms
- Rural location
- About an acre of land
- Two reception rooms
- Kennels
- Cattery
- Grooming room and dog kitchen
- Close to Trawden for schools
- Business opportunity
- Farmhouse features

Welcome to this lovely three-bedroom home, set in a peaceful rural location and brimming with potential. While it requires some renovation, it offers an exciting opportunity to create your ideal space. The property features three bedrooms and two reception rooms, allowing for comfortable family living. Outside, you'll find a grooming room kennels, and a cattery. With about an acre of land, this unique house can also be used for residential purposes with the option for a business.

From the Agents Perspective

This property is a fantastic find for anyone looking to invest in a home with character and potential. The upside-down layout makes the most of the views and offers a unique twist on traditional living. With the added benefits of a grooming room, dog kitchen, kennels, and cattery, it's perfect for those who love animals or are considering a business. The spacious garden adds to the appeal, making it a great place for families to enjoy outdoor activities.

From the Clients Perspective

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For 47 wonderful years, this house has been a true family home, and it has seen three generations grow up. German Shepherds, Springer Spaniels, and gun dogs were raised in this space. It was also where the thriving cattery and boarding kennels were run, providing care for stray dogs for the council and training sniffer dogs for the police. We hope to pass this unique property on to someone who will appreciate it as much as we have.