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Abbey Cottage, Sawley Road, Sawley, Ribble Valley BB7  
£595,000



Set in the heart of the historic village of Sawley, Abbey Cottage is a truly rare Grade II listed residence with direct links to Sawley Abbey. Steeped in history and character, this detached home stretches to approximately 2,000 sq. ft and showcases a wealth of original features including exposed stone walls, fireplaces, timber beams, stone archways, and impressive trusses. Positioned to enjoy breathtaking views over the abbey ruins, it offers both a remarkable heritage setting and outstanding potential for transformation.

Approached via a gated driveway leading into a substantial gravelled courtyard, the property makes a striking first impression. Currently arranged as a two-bedroom cottage with vast reception spaces, the property provides excellent scope for sympathetic modernisation and reconfiguration. Previous plans have demonstrated how the west gable could be extended to create an additional reception room and bedroom, while the unusually large first-floor bathroom and adjoining store also offer the opportunity to form a luxurious principal suite or further bedrooms.

With ample parking, a detached garage, and flagged pathways and courtyards that wrap around the house, this is a home with both history and future promise. Stone steps descend to a dramatic arched stone porch, complete with a useful store and utility room featuring a decorative fireplace and fitted base units. From here, the character and scale of Abbey Cottage begin to unfold.

Inside, the home is filled with original features at every turn - exposed stone walls, heavy oak beams, original trusses, and carved stone archways all serve as reminders of its rich heritage. The wide timber entrance door opens into a welcoming inner hall, leading to the spacious kitchen/dining area. This space includes a gas-fired Aga, a range of base and eye-level units with tiled worktops, an induction hob, electric oven, integrated dishwasher, dual-bowl sink, and exposed beams. An adjoining two-piece cloakroom adds further convenience.

Beyond, the formal entrance, sheltered beneath an external stone canopy, leads into the generous lounge. With its exposed stonework, oak staircase rising to the first floor, and impressive stone fireplace housing a cast-iron stove, this room combines rustic character with homely warmth. Surrounding windows frame pleasant green aspects, ensuring the room feels both light-filled and inviting.

The first floor is arranged around a split-level landing, where two vast double bedrooms and a notably large family bathroom are found. Bedroom one enjoys dual aspects and adjoins the separate WC, making it ideally suited for conversion into a luxurious principal suite with en-suite and walk-in dressing room. Bedroom two is another generous double, featuring fitted wardrobes - one housing the hot water cylinder.

The family bathroom, unusually spacious in scale, presents an excellent opportunity for reconfiguration into a smaller bathroom with an additional bedroom alongside. A store room on this level also forms part of the previously drafted plans, which proposed a secondary staircase and further bedroom - plans are available on request.

Externally, the property continues to impress. Surrounded by rolling countryside and stunning views over the remains of Sawley Abbey, the home enjoys a tranquil yet dramatic setting. The gated driveway leads to extensive parking, with scope to create more formal garden or patio areas. A paved walkway and flagged patio sweep around the property, while the detached garage provides both storage and potential for further use.

Steeped in history, full of character, and set in one of the Ribble Valley's most evocative locations, Abbey Cottage offers the discerning buyer a truly unique canvas. With sympathetic modernisation and thoughtful reconfiguration, this extraordinary home has the potential to become a landmark residence blending heritage and contemporary comfort in perfect harmony.

## Services

Mains gas connected to Aga which heats the water, modern wall mounted electric radiators, mains water, mains electricity, mains drains.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

TBC

## Council Tax

Band F.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**  
Monday to Friday - 9.00am to 5.00pm  
Saturday - 9.30am to 1.30pm

**01254 828810**

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### Ground Floor

Approx. 105.8 sq. metres (1138.9 sq. feet)



### First Floor

Approx. 77.2 sq. metres (830.9 sq. feet)



Total area: approx. 183.0 sq. metres (1969.8 sq. feet)





