



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## , Clitheroe, BB7 4LE

### Offers Over £400,000

AN ENVIABLE PROJECT PROPERTY

Nestled in the charming village of Sawley, Clitheroe, this impressive detached cottage presents a remarkable opportunity for those seeking a project to create their dream home. With an abundance of indoor and outdoor space, this property boasts three spacious bedrooms and two well-appointed bathrooms, making it ideal for families or investors alike.

The cottage features two inviting reception rooms, providing ample space for relaxation and entertainment. Although the property is in need of renovation, it offers a blank canvas for creative minds to transform it into a stunning residence. The wrap-around gardens provide a picturesque setting, perfect for enjoying the panoramic countryside views that surround the home. Off-road parking and a garage ensures convenience for residents and guests. Additionally, there is a versatile cellar space accessed via the outside of the property.

Located in the highly sought-after Ribble Valley, Sawley is renowned for its stunning countryside walks and friendly village pubs, making it a delightful place to live. The property is also conveniently close to the vibrant towns of Clitheroe and Skipton, offering a range of amenities and services.

This cottage is not just a house; it is a perfect investment opportunity waiting to be realised. With its potential for transformation and its prime location, this property truly should not be missed. Embrace the chance to create a beautiful family home in one of the most desirable areas of the Ribble Valley.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

# , Clitheroe, BB7 4LE Offers Over £400,000



- Spacious Detached Cottage
- Two Bathrooms
- Off Road Parking
- EPC Rating TBC
- Fantastic Project Opportunity
- Ample Living Space
- Tenure TBC
- Three Bedrooms
- Wraparound Gardens with Enviably Views
- Council Tax Band G

## Ground Floor

### Entrance Hall

24'10 x 3'10 (7.57m x 1.17m)

Composite front door, two UPVC double glazed windows, central heating radiator, tiled flooring, doors leading to kitchen, reception room, bedroom one and bathroom.

### Reception Room

21'4 x 18'2 (6.50m x 5.54m )

One UPVC double glazed window and Two Hard Wood double glazed windows, three central heating radiators, picture rail, coal fire, television point, under stairs storage, door to office and door to stairs to first floor.

### Office

13'4 x 7'8 (4.06m x 2.34m )

Two hard wood single glazed windows and central heating radiator.

### Kitchen

15'0 x 11'11 (4.57m x 3.63m)

One hard wood single glazed window, A range of wood panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, four door Range cooker with two hotplates, space for fridge freezer, plumbing for washing machine, tiled flooring and door to dining room.

### Dining Room

15'3 x 7'10 (4.65m x 2.39m)

One UPVC double glazed window, central heating radiator and wood flooring.

### Bedroom One

15'0 x 10'5 (4.57m x 3.18m )

Two UPVC double glazed windows, central heating radiator and loft access.

### Bathroom

10'9 x 6'7 (3.28m x 2.01m )

Two hardwood single glazed frosted windows, central heating radiator, pedestal wash basin with traditional taps, low basin WC, panel bath with traditional taps, tiled elevations, integrated linen cupboard.

## First Floor

### Landing

21'4 x 2'8 (6.50m x 0.81m)

Hardwood single glazed window, doors leading to two bedrooms, shower room and store room.

### Bedroom Two

21'4 x 14'6 (6.50m x 4.42m)

Three hardwood single glazed windows, central heating radiator and fitted wardrobe.

### Bedroom Three

13'4 x 7'8 (4.06m x 2.34m )

Hardwood single glazed window and central heating radiator and access to loft.

## Shower Room

6'11 x 4'4 (2.11m x 1.32m )

Electric feed shower enclosed, low basin WC, pedestal wash basin with traditional taps and tiled elevations.

## External

Wraparound garden with paving, laid to lawn, bedding, mature shrubbery and external access to garage and cellar.

## Cellar

21'4 x 18'2 (6.50m x 5.54m)

Height of 6ft in centre of space, cobbled floor with arched ceiling.



Tel: 01200422824

www.keenans-estateagents.co.uk