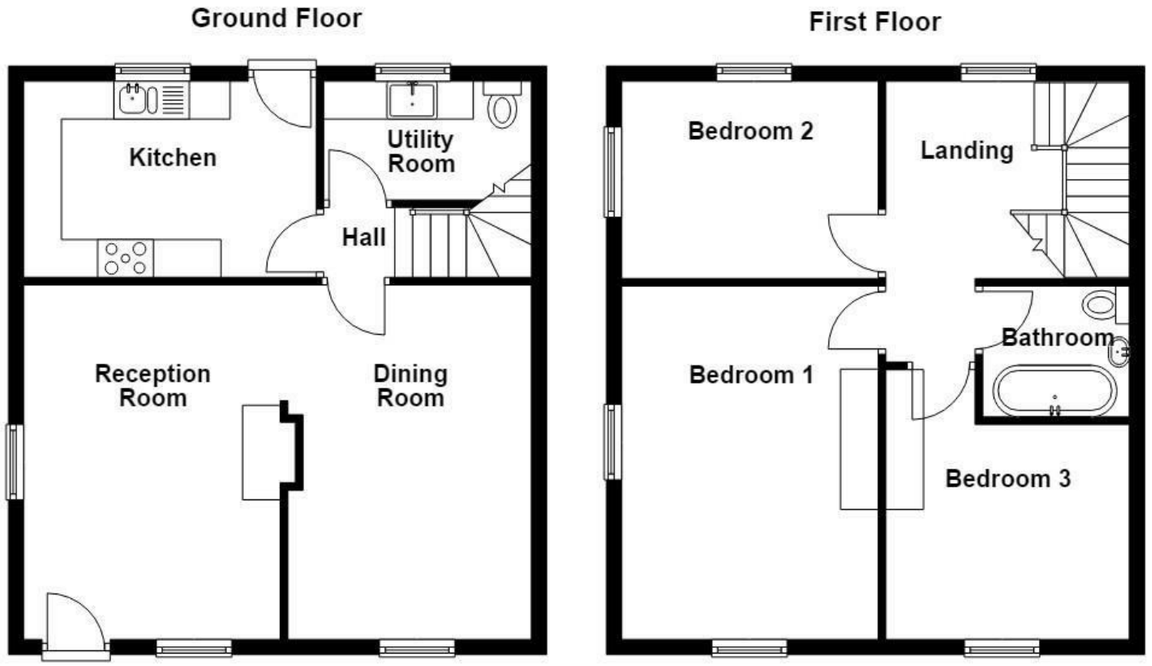
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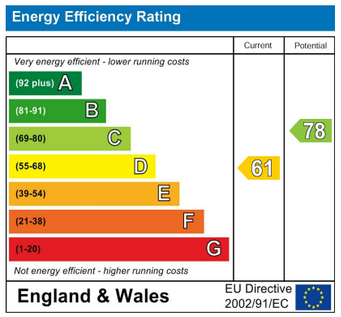












Sawley Road, Sawley, BB7 4RS

Offers Over £435,000

AN EXQUISITE END COTTAGE PROPERTY WITH NO ONWARD CHAIN

Nestled on Sawley Road in the charming village of Sawley, this delightful end cottage property, built in 1850, offers a unique blend of character and modern living. Spanning an impressive 1,464 square feet, the home boasts two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning country-style kitchen, complete with a separate utility area, perfect for family gatherings and culinary adventures.

The open-plan living space is enhanced by a multi-fuel burning fire, creating a warm and welcoming atmosphere that seamlessly divides the rooms. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The stylish bathroom adds a touch of elegance to the home, ensuring comfort and convenience.

Surrounded by picturesque river and woodland views, this property is situated in a highly sought-after location, just a stone's throw from local village pubs and within easy reach of connecting towns such as Clitheroe, Whalley, and Skipton. The beautiful wrap-around gardens provide a tranquil outdoor space, while the gated double driveway offers secure parking and privacy, as the property is not overlooked.

This home has been lovingly maintained by the current owner, who has successfully created a country-style yet stylish family residence that is ready for you to move straight into. If you are looking for a charming property in a stunning setting, this cottage is not to be missed.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
- Ample Off Road Parking
- End Terraced Cottage Retaining A Blend Of Character And Modern Living
- Three Piece Bathroom With Roll Top Bath
- Council Tax Band D
- Sought After Location With Countryside Views
- Enviable Wrap Around Gardens
- EPC Rating D
- Three Well Proportioned Bedrooms
- Country Style Kitchen With Range Cooker

Ground Floor

Entrance

Hardwood door to the reception room.

Reception Room

15'5 x 11'2 (4.57m'1.52m x 3.35m'0.61m)

Two UPVC double glazed windows, exposed beams, television point, cast iron double sided multi fuel burner with stone hearth and surround, hardwood flooring, open to the dining room.

Dining Room

15'5 x 10'7 (4.57m'1.52m x 3.05m'2.13m)

UPVC double glazed window, exposed beams, two feature wall lights, cast iron double sided multi fuel burner, hardwood flooring, hardwood single glazed frosted door to the hallway.

Hallway

9'3 x 3 (2.74m'0.91m x 0.91m)

Wood panelled elevations, stone flag flooring, hardwood single glazed frosted doors to the kitchen and utility room, staircase to the first floor.

Utility Room

9 x 5'2 (2.74m x 1.52m'0.61m)

UPVC double glazed window, panelled base units, solid wood surface, ceramic Belfast sink with mixer tap, dual flush WC, Baxi boiler, tiled elevations, wood panelled elevations, stone flag flooring.

Kitchen

14'2 x 7'11 (4.27m'0.61m x 2.13m'3.35m)

UPVC double glazed window, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half bowl sink and drainer with mixer tap, four door Rangemaster range cooker with a six ring gas hob and extractor hood, space for a fridge freezer, plumbing for a dishwasher, spotlights, exposed beams, stone flag flooring, hardwood single glazed door to the rear.

First Floor

Landing

11'9 x 10'10 (3.35m'2.74m x 3.05m'3.05m)

UPVC double glazed window, central heating radiator, exposed beams, loft access, picture rail, hardwood doors to three bedrooms and a bathroom.

Bedroom One

15'5 x 11'3 (4.57m'1.52m x 3.35m'0.91m)

Two UPVC double glazed windows, two central heating radiators, exposed beams, open fireplace with stone hearth and surround, hardwood flooring.

Bedroom Two

11'3 x 7'11 (3.35m'0.91m x 2.13m'3.35m)

Two UPVC double glazed windows, central heating radiator, exposed beams.

Bedroom Three

11'9 x 11'4 (3.35m'2.74m x 3.35m'1.22m)

UPVC double glazed window, central heating radiator, exposed beams, fitted storage, open coal fire with tiled hearth and stone surround.

Bathroom

6'9 x 6'4 (1.83m'2.74m x 1.83m'1.22m)

Chrome heated towel rail, a three piece suite comprising of a roll top, freestanding, clawfoot bath with mixer tap and rinse head, direct feed overhead rainfall shower, wall mounted wash basin with mixer tap, low basin WC, tiled elevations, spotlights, exposed beams, extractor fan, tiled flooring.

External

Rear

Enclosed wrap around garden with Indian stone paving, stone chipping, bedding, patio areas.

Front

Courtyard with a double driveway.










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