



BB8 8SS

Hollin Hall, Trawden

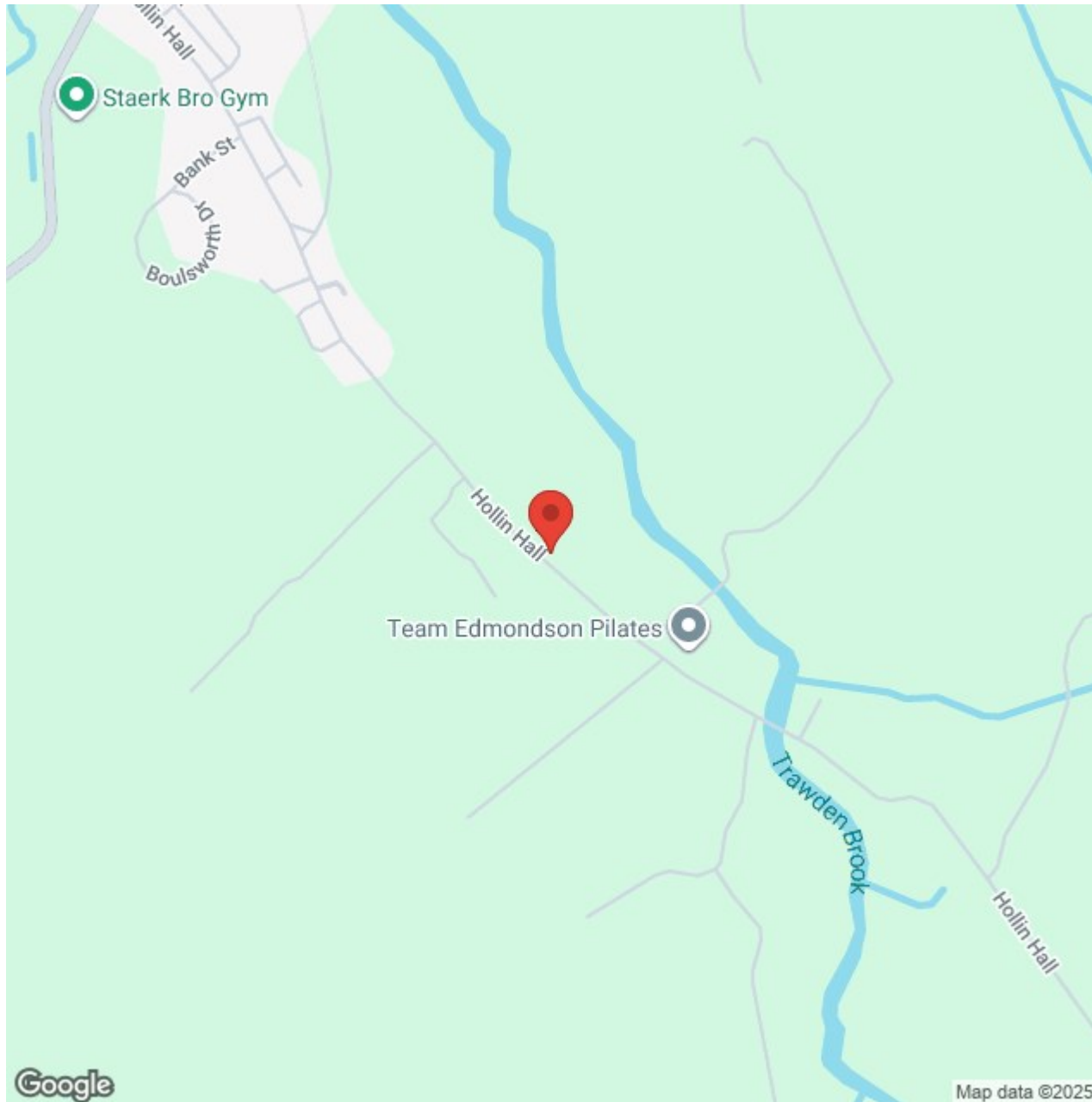
Offers In The Region Of £159,950

- Charming stone-built cottage
- Spacious dining kitchen with feature stove
- Light-filled living room with countryside views
- Generous double bedroom
- Modern shower room with contemporary finish
- Sun terrace overlooking rolling fields

An exceptional one-bedroom stone-built cottage, set in the picturesque village of Trawden, offering charm, character, and contemporary style. This beautifully presented home is ideal for a variety of buyers including first-time purchasers, those seeking a countryside retreat, or buyers looking to downsize without compromising on quality.

The property briefly comprises a spacious dining kitchen with exposed stone walls and a feature fireplace with stove, a light-filled living room with sliding doors opening directly onto a sun terrace, a generously sized double bedroom, and a modern shower room. To the rear, the sun terrace provides the perfect space for outdoor relaxation, complete with stunning open views across rolling countryside. This superb cottage is further enhanced by its sought-after location, blending rural tranquillity with excellent access to nearby amenities and transport links.







Lancashire

An exceptional one-bedroom stone-built cottage, set in the picturesque village of Trawden, offering charm, character, and contemporary style. This beautifully presented home is ideal for a variety of buyers including first-time purchasers, those seeking a countryside retreat, or buyers looking to downsize without compromising on quality.

The property briefly comprises a spacious dining kitchen with exposed stone walls and a feature fireplace with stove, a light-filled living room with sliding doors opening directly onto a sun terrace, a generously sized double bedroom, and a modern shower room. To the rear, the sun terrace provides the perfect space for outdoor relaxation, complete with stunning open views across rolling countryside. This superb cottage is further enhanced by its sought-after location, blending rural tranquillity with excellent access to nearby amenities and transport links.

GROUND FLOOR

ENTRANCE / CLOAKS

DINING KITCHEN 14'8" x 15'2" (4.49m x 4.64m)

A spacious and character-filled dining kitchen, ideal for both everyday living and entertaining. Fitted with a range of units complemented by wooden work surfaces and a sink unit, the room is finished with exposed stone walls that add real charm and warmth. There is ample space for a dining table and chairs, while a feature fireplace with a stove provides a cosy focal point. The staircase rises to the first floor from here, and a window allows natural light to filter in, enhancing the welcoming atmosphere.

LIVING ROOM 14'5" x 11'3" (4.40m x 3.45m)

A beautifully presented reception room featuring a striking exposed stone wall that adds character and charm. This inviting space offers ample room for comfortable furnishings and is filled with natural light thanks to the large sliding patio doors that lead directly out to the sun terrace. The outlook provides uninterrupted views across the surrounding countryside, creating a perfect spot to relax or entertain while enjoying the scenery.

FIRST FLOOR / LANDING

BEDROOM 7'5" x 14'10" (2.28m x 4.54m)

A generous double bedroom offering a bright and airy feel, complete with a window allowing natural light to flow in. The room is enhanced by exposed beams that add a touch of character, while there is ample space for wardrobes and additional furnishings. Neutrally decorated and well-presented, it provides a comfortable and relaxing retreat.

SHOWER ROOM 5'7" x 7'3" (1.71m x 2.23m)

A modern and stylish shower room, finished with contemporary tiling throughout. The suite comprises a walk-in shower with rainfall shower head, a vanity wash basin with storage below, and a low-level WC. A frosted window provides natural light while maintaining privacy, completing this sleek and practical space.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/hollin-hall-trawden>

LOCATION

Nestled within the charming village of Trawden, this delightful cottage enjoys a peaceful yet convenient setting surrounded by rolling countryside. Trawden is well known for its welcoming community, traditional village pub, and easy access to scenic walks, bridleways, and cycle routes. Everyday amenities can be found nearby in Colne, which offers a range of shops, supermarkets, leisure facilities, and excellent transport links including access to the M65 motorway. The property is also well placed for those who enjoy exploring the surrounding villages and the beautiful landscapes of Lancashire and the Yorkshire Dales.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express

prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



Hilton &
Horsfall



OUTSIDE

To the rear of the property is a superb sun terrace, providing the perfect spot for outdoor seating and entertaining while enjoying uninterrupted views across open countryside. The terrace offers a low-maintenance outdoor space that makes the most of the stunning location, with far-reaching views over the rolling fields and surrounding greenery. The front of the cottage is equally charming, with traditional stone elevations that complement its character and setting.



Floor 1



Floor 2

Approximate total area⁽¹⁾

573 ft²

53.3 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.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)