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BB10 3NF

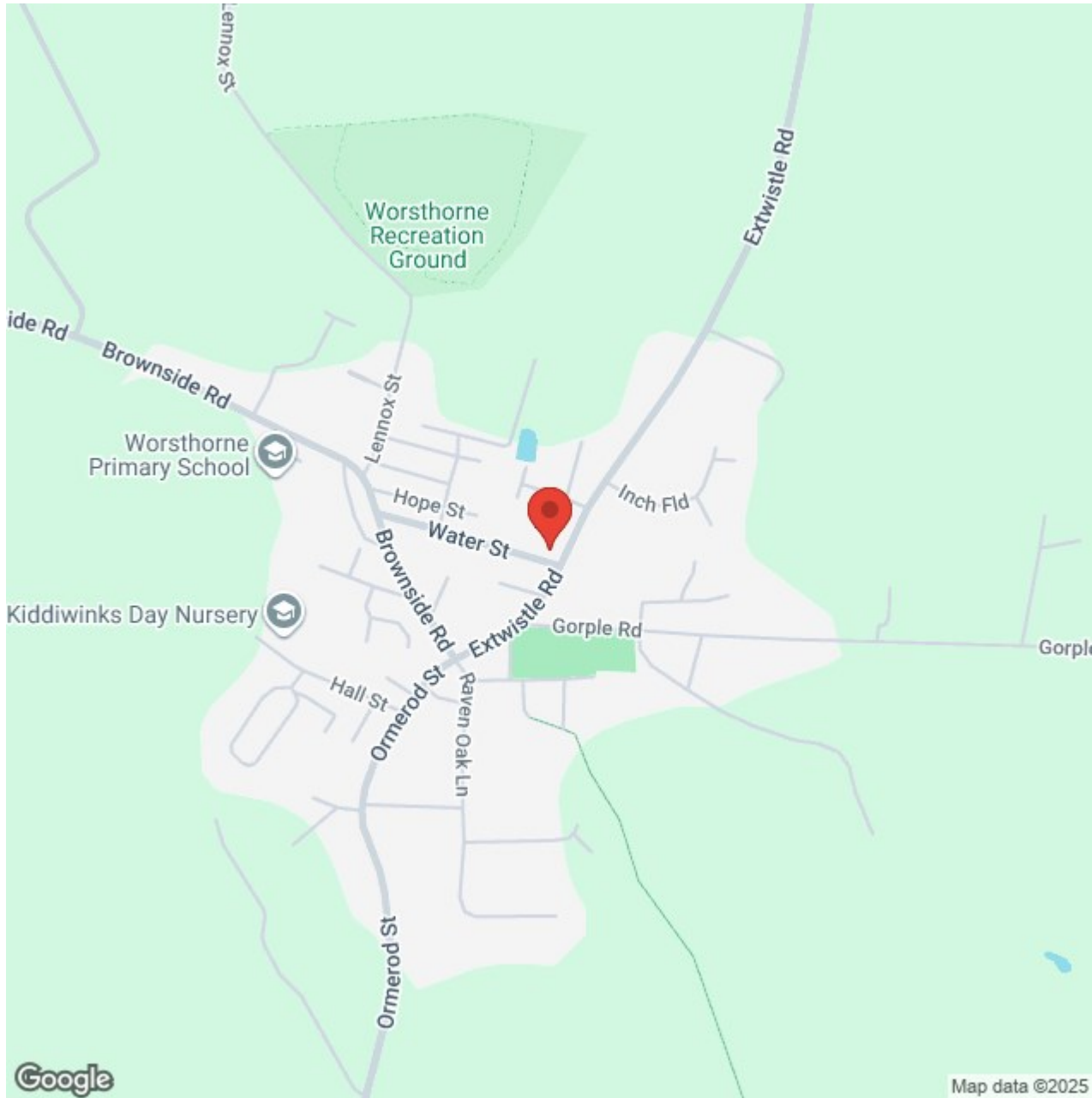
Water Street, Worsthorne, Burnley

£875 PCM

- Charming stone-built cottage in a sought-after village location
- Spacious living room with log-burning stove and exposed beams
- Stylish shaker-style kitchen with Belfast sink and wooden worktops
- Two well-proportioned bedrooms and a modern bathroom
- Low-maintenance rear yard and on-street parking
- Close to local amenities, school, and scenic countryside walks

Welcome to this charming two-bedroom stone-built cottage, located in the heart of the highly sought-after village of Worsthorne. Beautifully presented throughout, the property seamlessly blends character and comfort, featuring an inviting living room with exposed beams and a feature fireplace with a log-burning stove, along with a modern shaker-style kitchen complete with wooden worktops and a Belfast sink. Upstairs, there are two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from a low-maintenance rear yard and on-street parking to the front. Positioned within walking distance of local amenities, a highly regarded primary school, and stunning countryside walks, this delightful cottage offers the perfect balance of village charm and convenient access to Burnley and surrounding areas.







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GROUND FLOOR

LIVING ROOM 14'6" x 13'3" (4.42m x 4.06m)

A spacious and welcoming reception room featuring exposed ceiling beams, a stunning stone fireplace with a log-burning stove, and a large window that fills the space with natural light. The room is tastefully decorated and finished with attractive herringbone flooring, creating a warm and homely atmosphere — perfect for relaxing or entertaining.

KITCHEN 13'3" x 8'0" (4.06m x 2.44m)

A stylish and modern shaker-style kitchen fitted with a range of wall and base units, complemented by solid wooden worktops and a Belfast sink. The space is equipped with an integrated oven and hob, with additional space for appliances, and benefits from ample natural light thanks to rear-facing windows and a door leading out to the yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'3" x 10'7" (4.06m x 3.25m)

A generous double bedroom positioned to the front of the property, featuring a large window that allows plenty of natural light to flow in. The room is tastefully decorated and offers ample space for bedroom furniture, creating a bright and comfortable retreat.

BEDROOM TWO 10'4" x 8'0" (3.15m x 2.44m)

A well-proportioned second bedroom positioned to the rear of the property, ideal as a guest room, child's bedroom, or home office. The space is light and inviting, finished to a high standard and offering versatility to suit a range of needs.

BATHROOM 8'0" x 5'8" (2.44m x 1.73m)

A contemporary three-piece bathroom suite comprising a panelled bath with overhead shower, a pedestal wash basin, and a low-level WC. Finished with stylish tiling and modern fittings, the space is bright, fresh, and designed for easy maintenance.

LOCATION

Situated in the heart of the charming village of Worsthorne, this property enjoys a peaceful yet convenient setting. The village offers a range of local amenities including shops, a popular primary school, pubs, and scenic countryside walks right on the doorstep. With excellent transport links to Burnley and surrounding towns, it's an ideal location for those seeking a blend of village charm and easy access to everyday conveniences.

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

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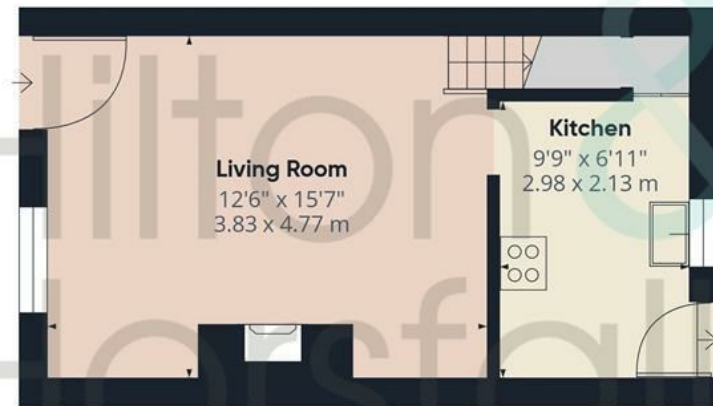
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OUTSIDE

To the rear of the property is a low-maintenance yard, perfect for enjoying a morning coffee or relaxing outdoors. To the front, there is on-street parking available, and the property benefits from its charming stone-built façade, adding to the character and appeal of this lovely village cottage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

543 ft²

50.6 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.





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