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## Colne Road, Trawden, Colne

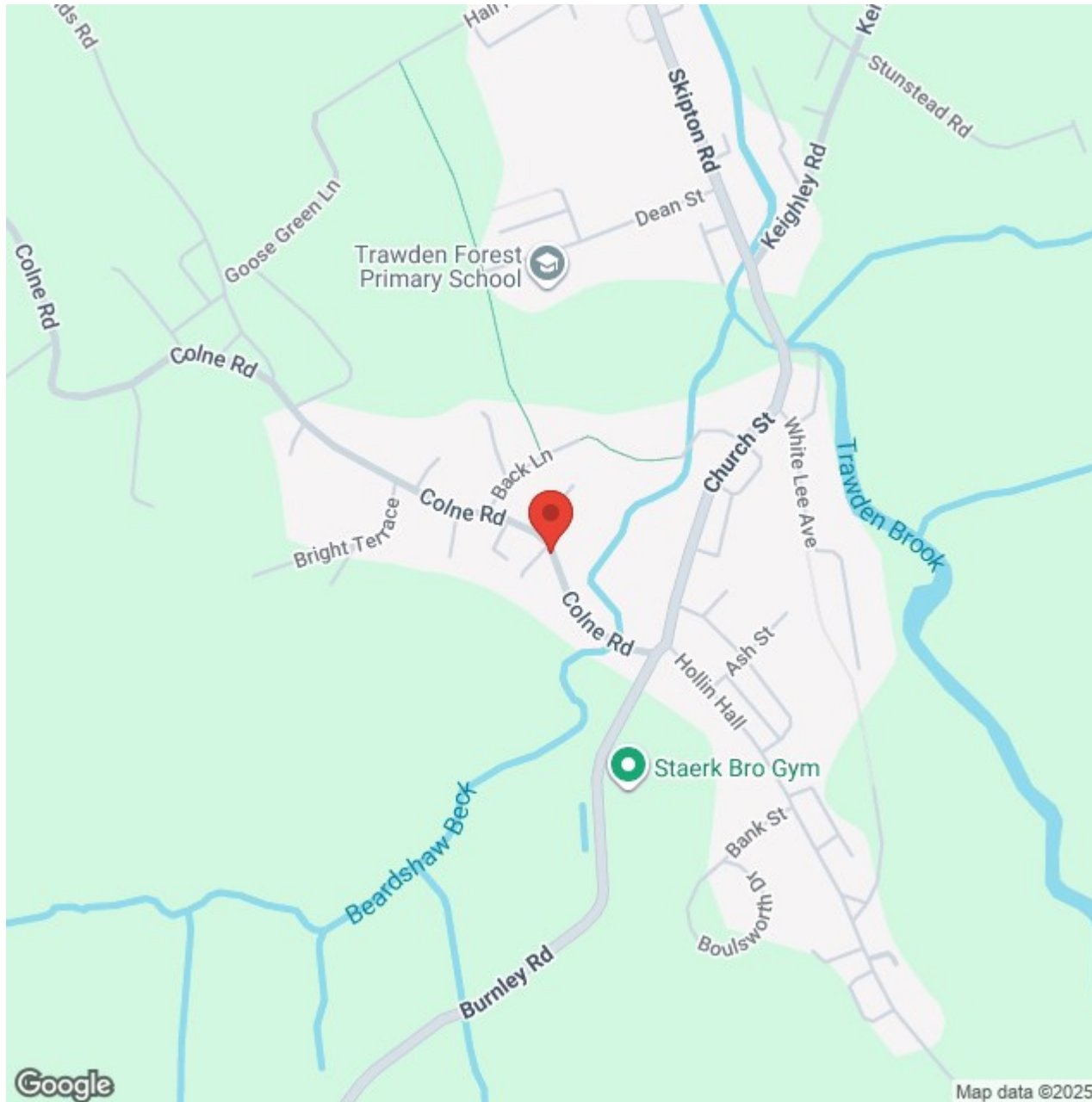
### Offers In The Region Of £117,500

- Charming stone-built cottage in the heart of Trawden
- Spacious double bedroom with mezzanine dressing area
- Cosy living room with wood-burning stove and exposed stonework
- Farmhouse-style kitchen plus cellar laundry room
- Packed with original character features and rustic timber detailing
- Offered for sale with no onward chain

Nestled in the heart of Trawden village, this charming stone-built cottage offers an abundance of character across four floors, blending rustic features with modern comforts. Beautifully presented throughout, the home includes a cosy living room with exposed stonework and a wood-burning stove, a farmhouse-style kitchen, a converted cellar laundry room and a spacious double bedroom with an impressive mezzanine dressing area above. The property is offered for sale with no onward chain, making it an ideal choice for first-time buyers, downsizers or those seeking a peaceful rural retreat. The cottage retains a wealth of original detail — from exposed beams and stone accents to handcrafted timber finishes — while providing a practical layout suited to modern living. Positioned within one of Pendle's most picturesque and sought-after villages, and surrounded by stunning countryside walks, this is a wonderful opportunity to acquire a unique and characterful home in a truly idyllic setting.













## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 12'5" x 11'11" (3.79m x 3.65m)

A beautifully characterful reception room featuring exposed stonework, original timber beams and a charming wood-burning stove set within a rustic stone surround — creating a cosy focal point to the space. The room offers a generous layout with a front-facing window allowing plenty of natural light, along with exposed timber details and a handcrafted open-tread staircase leading to the upper floor. Neutral décor and a comfortable floor area make this an inviting room ideal for everyday living and relaxation. Open access leads through to the kitchen.

#### KITCHEN 9'3" x 7'10" (2.84m x 2.40m)

A charming farmhouse-style kitchen featuring solid wooden cabinetry, granite work surfaces and a traditional Belfast sink. The space is full of character, enhanced by exposed beams, stone detailing and a rear stable-style door leading outside. Integrated appliances include a built-in oven and a four-burner gas hob, with additional space for freestanding items. The kitchen benefits from stone-flag flooring, under-cupboard lighting, and open views back through to the living room, creating a lovely, open-plan feel while retaining the cottage's original warmth and individuality.

#### CELLAR / LAUNDRY ROOM 7'7" x 7'4" (2.33m x 2.24m)

Accessed via a discreet hatch from the kitchen, this converted cellar offers a practical and characterful space that was once used for coal storage many years ago. Now thoughtfully adapted into a laundry room, it features countertop workspace, plumbing for a washing machine, and additional storage options. The room retains its original vaulted stone ceiling and exposed walls, giving it an authentic cottage feel while providing a functional, dedicated utility area tucked away from the main living spaces.

### FIRST FLOOR / LANDING

#### BEDROOM 12'7" x 11'10" (3.84m x 3.63m)

A spacious and charming double bedroom filled with character, featuring exposed timber beams, cottage-style shelving and a front-facing window that draws in natural light. The room offers a generous floor area with plenty of space for furnishings, while the open staircase and glass balustrade create an attractive, airy feel. Built-in shelving adds useful storage, and the bedroom provides direct access to both the bathroom and the mezzanine dressing area above. A warm and inviting space with a lovely blend of original features and rustic craftsmanship.

#### DRESSING AREA / STUDY 10'11" x 4'8" (3.33m x 1.43m)

Accessed directly from the bedroom, this delightful mezzanine-level dressing area offers a unique and versatile space — ideal for use as a dressing room, study nook or quiet reading spot. Featuring exposed beams, timber flooring, built-in hanging space and a glass balustrade overlooking the bedroom, it adds both character and practicality to the home. A cosy, elevated retreat that makes clever use of the cottage's layout.

#### BATHROOM 8'9" x 4'10" (2.69m x 1.49m)

A well-presented three-piece bathroom comprising a panelled bath with overhead shower, wash basin set upon a rustic timber vanity shelf and a low-level WC. The space is finished with neutral tiling around the bath area, wood-effect flooring and a heated chrome towel radiator. A frosted window allows natural light while maintaining privacy. Positioned just off the bedroom, it provides a comfortable and neatly designed bathroom space within the cottage.

### LOCATION

Situated in the heart of the charming village of Trawden, this

cottage enjoys a peaceful rural setting with a strong sense of community. Trawden is one of Pendle's most desirable villages — known for its beautiful countryside, friendly atmosphere, and miles of scenic walking routes right on the doorstep. The village offers a well-regarded community-run store and café, a popular local pub, and easy access to open fields, woodland and footpaths leading towards Wycoller, Boulsworth Hill and the surrounding moorland. Despite the tranquil feel, the property is conveniently placed for access to nearby towns including Colne, Barrowford and Burnley, along with transport links towards the M65 motorway network. A perfect balance of rural living and everyday convenience.

### PUBLISHING

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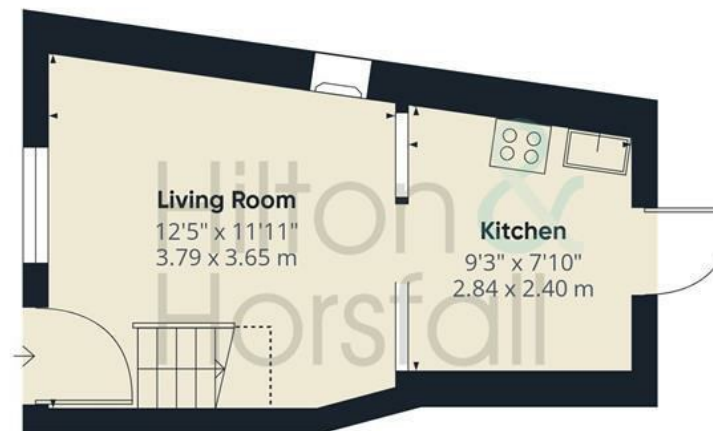
## OUTSIDE

To the rear of the property, a stable-style door from the kitchen provides access to a shared passageway, ideal for placing bins and allowing practical rear access. While the cottage doesn't offer a private garden, the arrangement is convenient for everyday use — and with open countryside and scenic walks just moments away, the outdoors is never far from reach.





Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

509 ft<sup>2</sup>

47.4 m<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>

1.7 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

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

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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