





Hilton &  
Horsfall

## Alderhurst Head Farm Cottage, Hollin Hall, Trawden

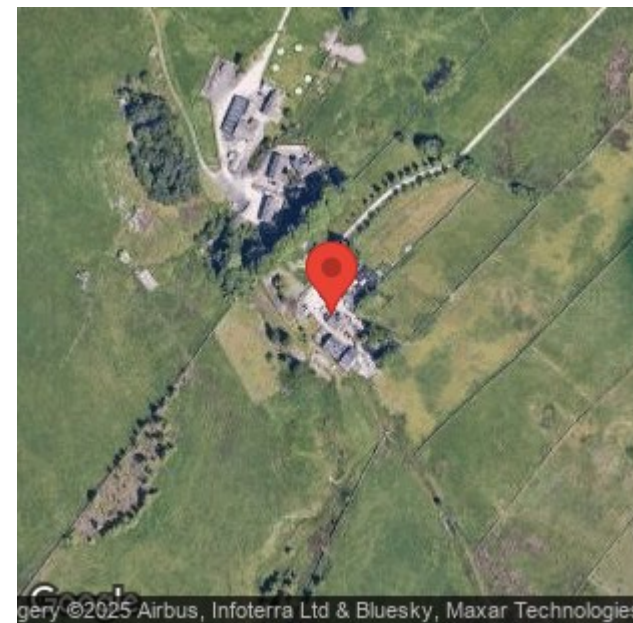
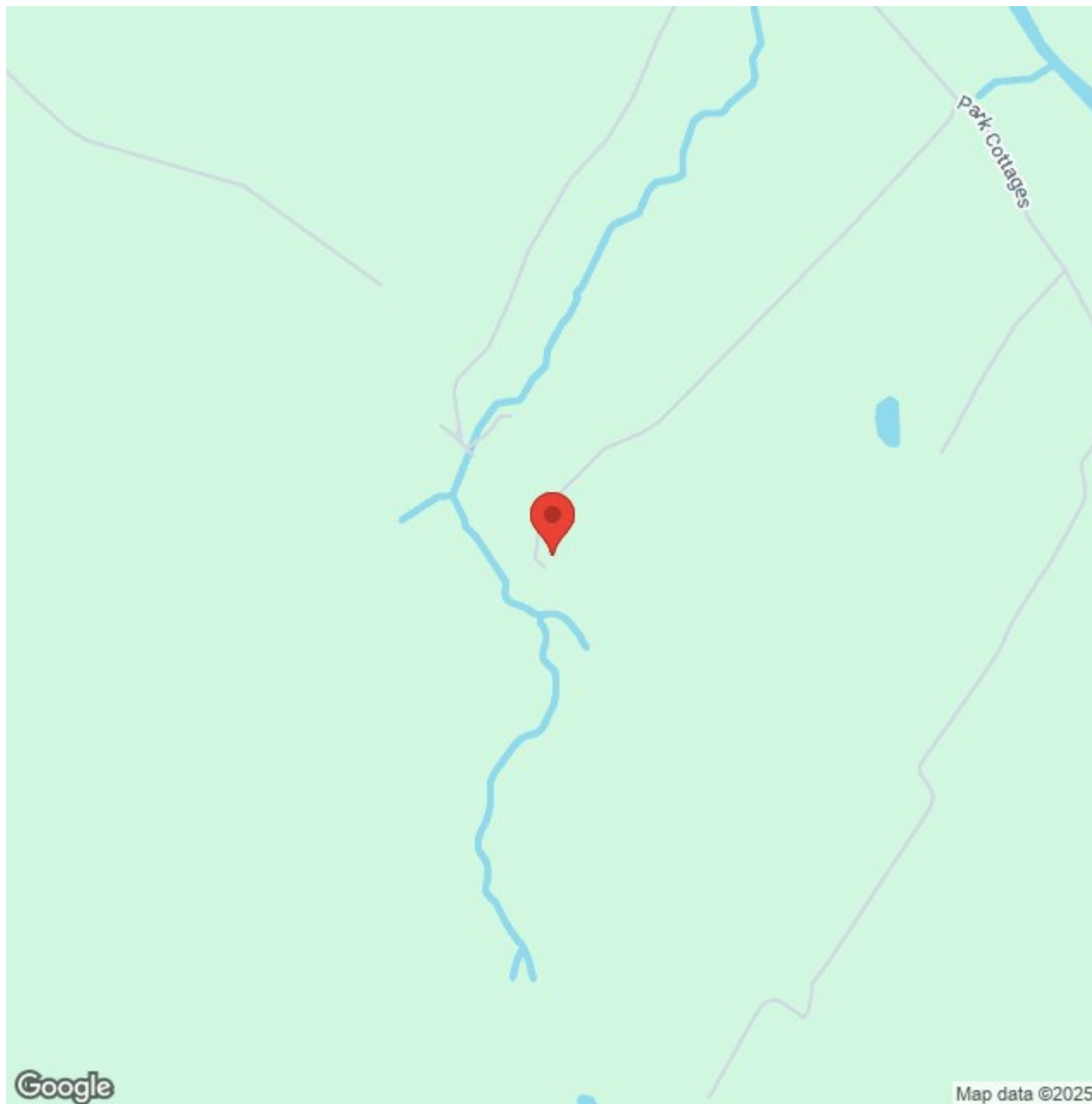
### Offers In The Region Of £574,950

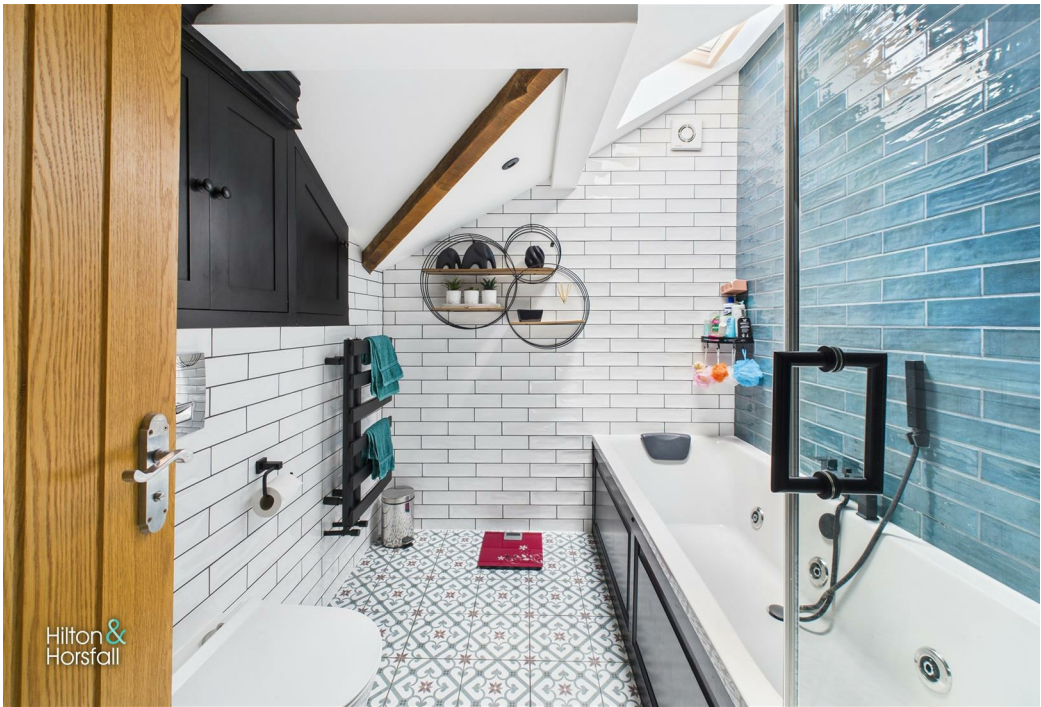
- Fully renovated detached cottage
- Approx. 1 acre of land with panoramic views
- Bespoke dining kitchen & stylish sun room
- Three bedrooms, en-suite to principal
- Outdoor kitchen & treehouse
- Timber-built garage/workshop with power
- No Chain

Alderhurst Head Farm Cottage is a truly outstanding stone-built residence, nestled within the peaceful surroundings of Hollin Hall, Trawden. Beautifully renovated throughout to an exceptional standard, this detached home offers a perfect blend of character charm and modern comfort. Set in approximately one acre of land, it enjoys uninterrupted panoramic views over open countryside, providing a rare sense of space, privacy, and tranquillity.

The accommodation includes a spacious open-plan kitchen, dining and living area, a bespoke sun room with French doors, and three generously sized bedrooms—one with an en-suite. Externally, the property continues to impress with a timber-built garage/workshop, extensive off-road parking, a handcrafted outdoor kitchen with pizza oven and BBQ, and a secluded treehouse retreat. With stunning surroundings and standout features throughout, this exceptional home offers an enviable lifestyle in a truly idyllic rural setting. No chain.







# Lancashire

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## GROUND FLOOR

### ENTRANCE PORCH

The property is entered via a charming and practical entrance porch, complete with a traditional stable-style front door—allowing the top half to open independently and bring in fresh country air while keeping the lower half closed. Inside, the space is finished with a beautiful stone flagged floor, making it ideal for storing coats, boots, and outdoor essentials. A glazed internal door leads through to the open-plan dining kitchen, offering a seamless and characterful transition into the heart of the home.

### LIVING ROOM 14'2" x 15'8" (4.32m x 4.80m)

The heart of the home is the beautifully styled living area, finished with elegant built-in cabinetry, warm oak flooring, and recessed ceiling spotlights throughout. This bright and spacious room flows effortlessly into the kitchen/dining area, creating an open-plan layout ideal for both everyday family life and entertaining. A feature log-burning stove with a contemporary surround adds warmth and character, while bespoke shelving and cabinetry provide stylish storage and display space. A custom-built wine wall adds a touch of luxury, perfectly complementing the modern yet homely aesthetic.

### DINING KITCHEN 25'5" x 15'10" (7.77m x 4.85m)

The open-plan dining kitchen is a standout feature of the home—both spacious and beautifully finished. Fitted with bespoke cabinetry in a classic shaker style, the kitchen offers a range of high-quality integrated appliances, a feature Belfast sink, and a central island with seating, display shelving, and a built-in drinks fridge. The space flows naturally into a bright dining area with picture windows framing views of the surrounding countryside, making it a perfect setting for everyday family meals and entertaining. A bespoke oak staircase with glass balustrade rises from the heart of the space, adding a stunning architectural focal point while enhancing the airy and open feel.

### SUN ROOM 9'2" x 8'9" (2.80m x 2.69m)

Accessed directly from the dining kitchen, the sun room offers a peaceful, light-filled retreat with stunning views across the surrounding landscape. Finished with exposed stonework and large windows to three sides, this charming space connects the indoors to the outdoors beautifully. French doors open out onto the patio area and outdoor kitchen, making it the perfect spot to relax with a morning coffee or unwind with a glass of wine as the sun sets over the hills.

## FIRST FLOOR / LANDING

### BEDROOM ONE 13'1" x 8'10" (4.01m x 2.7m)

The principal bedroom is a bright and beautifully appointed space, full of natural light and finished with bespoke fitted wardrobes, a dressing area, and charming character details including exposed beams and a vaulted ceiling. A large roof window and countryside-facing window seat flood the room with sunlight while offering a peaceful place to relax and take in the views. Stylish yet cosy, this room provides a tranquil retreat and benefits from its own private en-suite shower room.

### EN-SUITE 8'5" x 3'3" (2.58m x 1.01m)

The en-suite to the principal bedroom is stylishly finished with contemporary mosaic tiling and quality fixtures. It features a fully tiled shower, a modern wall-mounted vanity unit with basin, and a heated chrome towel rail. Timber accents and exposed beams add warmth and character, while a feature mirror enhances the light and sense of space.

### BEDROOM TWO 14'2" x 14'4" (4.33m x 4.39m)

Bedroom Two is a generous double room with a soft, neutral décor and a calm, airy feel. Enhanced by exposed beams, Velux roof windows, and French doors with countryside views, this space is full of natural light throughout the day. Thoughtfully fitted with built-in storage and stylish finishes, it provides an elegant yet comfortable setting—ideal as a guest room or second principal bedroom.

### BEDROOM THREE 10'2" x 8'11" (3.11m x 2.73m)

Bedroom Three is a charming and imaginative space, ideal for a child or a cosy guest room. With its pitched ceiling, exposed beam, and twin Velux windows, the room is filled with natural light throughout the day. A custom-built raised bed creates a fun and practical layout, offering a dedicated play or reading space underneath. The room also benefits from fitted wardrobe and drawer storage, ensuring a tidy and functional space. Finished with solid wood flooring and a soft pink feature wall, it strikes the perfect balance between playful and practical.

### BATHROOM 8'1" x 6'7" (2.47m x 2.02m)

The main bathroom is a beautifully styled space that blends rustic charm with modern luxury. A standout feature is the separate glass-enclosed shower pod, complete with a retractable seat — which also doubles as a relaxing steam room, bringing a spa-like touch to everyday living. A deep, jacuzzi-style bath sits beneath a striking wall of gloss blue metro tiles, perfectly complemented by the bold monochrome flooring and matte black fittings throughout. White brick-effect tiling, exposed beams, built-in cabinetry, and a large Velux window complete the look.

### GARAGE / WORKSHOP 11'6" x 23'8" (3.53m x 7.22m)

Located just a short distance from the main house, the property also benefits from a timber-built garage/workshop, offering superb versatility. Ideal for storage, hobbies, or as a home workshop, this detached outbuilding is set within the grounds and complements the rural character of the property. With power and lighting already in place, it provides a practical and secure space that could easily lend itself to a range of uses—from classic car storage to creative or professional work.

### LOCATION

Tucked away in the serene hamlet of Hollin Hall, on the outskirts of Trawden, this property enjoys an idyllic rural setting surrounded by open countryside and rolling hills. Despite its peaceful location, the cottage remains conveniently

accessible—just a short drive from the amenities of Trawden, Colne, and the wider Pendle area. The M65 motorway network is within easy reach, offering direct links to Burnley, Preston, and beyond. With countless scenic walks, bridleways, and cycling routes right on the doorstep, this is a dream location for those seeking a slower pace of life, without sacrificing everyday convenience.

### What3Words LOCATION LINK

<https://w3w.co/waged.science.bulletins>

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/alderhurst-head-farm-cottage/>

### 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.

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## OUTSIDE

Set behind a gated entrance with a charming stone wall and generous driveway providing ample parking. A beautifully landscaped patio area sits to the front, ideal for entertaining and relaxing, and is enhanced by a bespoke outdoor kitchen complete with pizza oven, BBQ, and built-in preparation units. The grounds extend to approximately one acre, offering space for families, gardening, or simply enjoying the peaceful setting. In addition to mature trees and well-kept borders that provide excellent privacy, the rear also features a dedicated growing area with a polytunnel — perfect for those with green fingers or a passion for homegrown produce. A standout feature is the elevated timber-built treehouse — a magical retreat nestled amongst the trees, perfect for children or quiet escapes.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1576 ft<sup>2</sup>

146.5 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>

2.2 m<sup>2</sup>

(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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