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Hollin Hall, Trawden

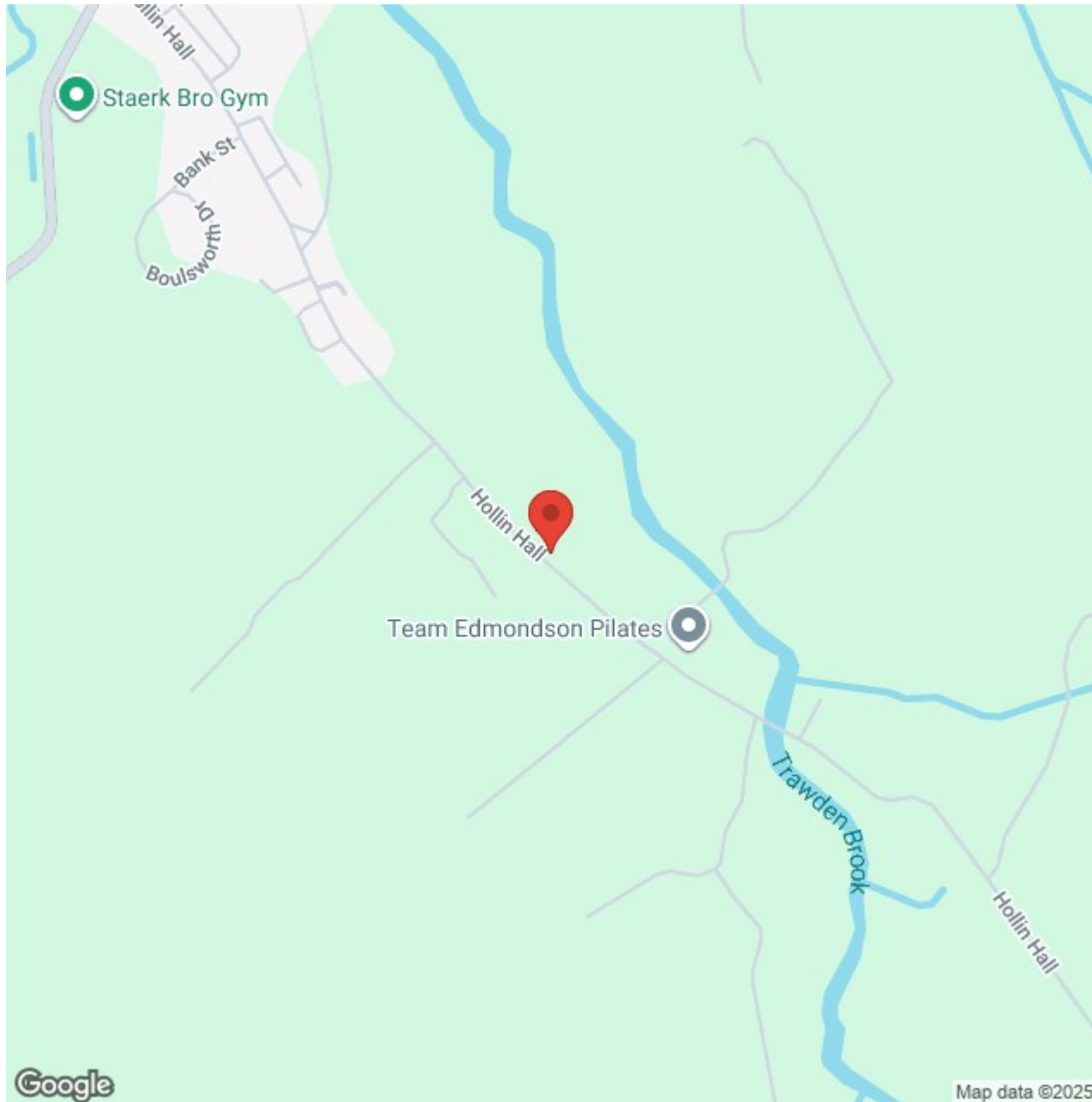
Offers In The Region Of £159,950

- 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

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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

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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.





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