



21 Downham Road,
Chatburn

Price £249,950

A delightful and deceptively spacious stonebuilt end cottage. Built circa 1863 close to the centre of the village; enjoying pleasant distant views to Waddington and Grindleton Fells at the front and aspects of Pendle Hill from the master bedroom.

Full of character and well presented, it comprises: ground floor – porch, lounge with a multi-fuel stove, kitchen diner, conservatory. First floor – two bedrooms; a double and a single with fitted furniture, three-piece house bathroom. Second floor – master bedroom with a dormer extension, fitted furniture and a three-piece en-suite shower room. A low maintenance west facing front garden and a south-facing rear yard; enjoying the passing sunshine from early to late. (949 sq ft/88.1 sq m approx/EPC: D).

Internal viewing is absolutely essential in order to fully appreciate this excellent home.



21 Downham Road, Chatburn

Directions

Leave Clitheroe along Chatburn Road. Continue past Clitheroe Hospital, crossing the roundabout towards Chatburn. Shortly after passing the Brown Cow on your left, turn right into Downham Road, identified by Hudson's Ice Cream shop. After crossing the railway bridge the property can be found on the right-hand side; the end of a row of terrace cottages.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Baxi Platinum combination boiler. Council tax payable to RVBC Band B. Leasehold tenure. 999 years from 22nd October 1863. Ground rent £1.72 per annum.

Additional Features

The property has PVCu double glazed windows, oak veneered internal doors, down-lighting and a Firefox multi-fuel stove in the lounge. The large Velux window in the loft conversion was fitted in December 2023. The stone porch was built in 2018 with light, power and a large window to enjoy the lovely view down Downham Road. The front and rear garden walls have also been rebuilt.

Location

Chatburn lies to the north of Clitheroe, with quick access to the A59 trunk road. There is a primary school, Church, post office/general store and a variety of local shops including the renowned Roy Porter's Butchers.

Accommodation

Approached from a smart stone porch with a Roc composite stable-type door, exposed stonework and plenty of space for coats and shoes. The lounge has a multi-fuel stove with an oak surround and a stone hearth. From the window you have a super view of Waddington Fell. To the rear of the cottage is a well appointed kitchen diner with Shaker style cabinetry on all four walls, having stainless steel handles and laminate counters. The built-in cooking appliances consist of a Hotpoint electric double oven and grill with an induction hob and extractor. Neff microwave oven, integrated fridge/freezer and a dishwasher. There are spaces for a washing machine and dryer and there is a stainless steel sink unit with a mixer tap. Opening to the south facing yard is a small conservatory with French windows and a glazed roof, a central heating radiator keeps it warm out of the summer months.

On the first floor there are two bedrooms and a further staircase leads to the second floor converted attic bedroom. The west facing double retains a cast iron fireplace, now a character focal point; the alcove recess fitted out with built-in wardrobes. The rooftop view stretches across to Waddington and Grindleton Fells. Bedroom 2 is a single with built-in wardrobes and cupboards. Smart and stylish, the three-piece house bathroom comprises a panelled bath with a Mira Sprint electric shower and curtain rail over, low suite wc and a vanity washbasin. Waterfall mixer taps on the bath and basin. The walls are tiled and towels warm on a chromed ladder radiator.

The excellent second floor master bedroom benefits from a dormer extension which considerably increases the amount of usable space. It is well equipped with some carefully designed fitted furniture, a large Velux window with black-out blind to the front and from the rear facing dormer window you can see the Downham end of Pendle Hill. Fully tiled, the three-piece en-suite comprises a shower cubicle, low suite wc and a vanity washbasin. Both rooms have radiators.

Outside

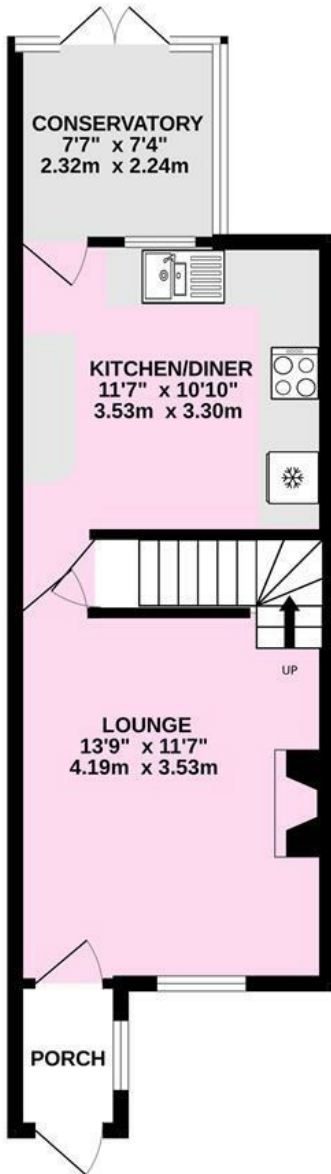
To the front a stone walled garden with gateposts, wrought iron gate and a curving privet hedge. Laid partly in Indian stone flags there is also a planting bed. South west facing, it's a delightful place to enjoy the sunshine from mid afternoon until the sun sets in the west. The south facing rear yard has limestone walls and Indian stone flagging/steps. There are two planting beds, a feature rockery and a small timber shed.

This is a charming cottage in a desirable village. Viewing is very strongly recommended.

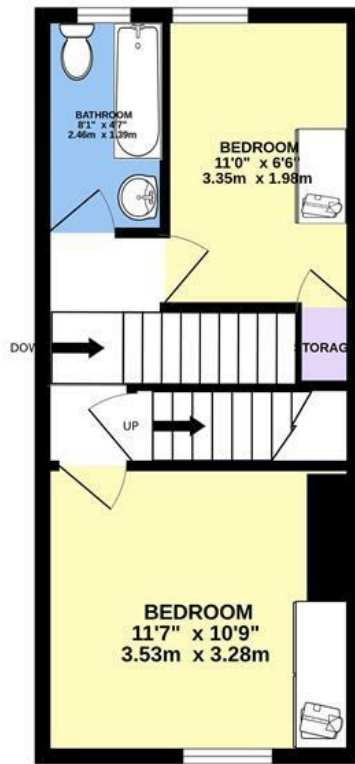
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

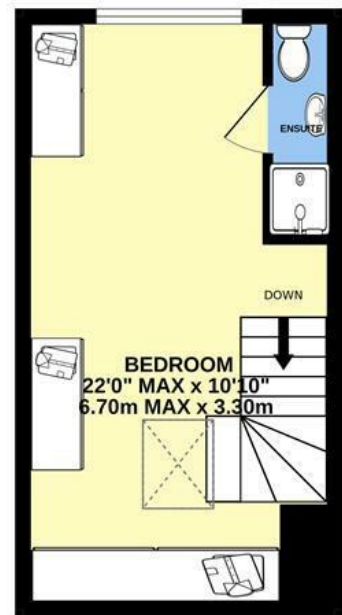
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



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TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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