



Royle Cottage



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Along a tree-lined, winding country lane, pull onto a private driveway where the Grade II listed, 19th century Royle Cottage reveals itself, a private, detached, family retreat. Nestled within its own private woodland Royle Cottage is a peaceful haven overflowing with chocolate box charm, combining rustic comfort with modern living. Pause for a moment at the entrance and listen...to the sound of serenity.

Cottage in the woods charm

Enveloped in a fringe of greenery, Royle Cottage is the embodiment of olde worlde charm. Stepping through the front door the warm welcome can be instantly felt, as does the practicality, with a cloakroom to the right handy for freshening up.

Beyond this lies a versatile room on the right, carpeted in neutral tones underfoot and ideally suited as either a sitting room or third bedroom. Bright and inviting, windows on two sides invite light and garden views in, highlighting the privacy and seclusion of Royle Cottage, hidden away from the hustle and bustle of daily life.

Storage can be found in the walk-in wardrobe which also offers the scope to create a shower room as the perfect addition to any bedroom.





Country Comforts

Feast your eyes on the kitchen where white, Shaker-style cabinetry offers an abundance of storage space and a Belfast sink is perfectly situated to invite views out through the window above, framing the surrounding countryside, making every moment spent in the kitchen one shared with nature.

Rustic charm waits around every corner, with a quaint country-style ledge and brace timber door, leading on into a bright and light wet room, complete with WC, basin and shower and showcasing limitless views out over the countryside; a spectacular sight.



Wine & Dine

Returning to the entrance hall, savour the characterful exposed beams in the dining room, ideal for entertaining and where cottage windows to two sides draw the woodland vistas in. A rear porch, serving as a boot room, is ideal for wellies and provides instant access out to the garden for summers spent dining alfresco.

On chilly winter evenings, snuggle up in the cosy comfort of the recently recarpeted lounge, where windows to two sides invite light through and warmth emanates from an open fireplace with stone hearth; the epitome of country comfort. The dual aspect stone mullion windows infuse light through all seasons and frame the natural landscape outside as the back drop to daily relaxation.

Relax and unwind to the sounds of nature; the ideal place for a spot of birdwatching out over the fields and a relaxing glass of wine in the evening whilst catching up on the day.

“The view from the front lounge is beautiful throughout the seasons.”





Comfort & Serenity

A neutrally carpeted staircase leads up to the first floor where two double bedrooms await.

Bedroom one invites relaxation, with an original beam and recessed mullioned window enhancing the rustic appeal of the home. Solid wood flooring and white washed walls offer real country charm and the views from the window of the surrounding woodland and countryside ensure this a peaceful room to retire to in the evening. Bedroom two, similarly styled, continues the home's connection to nature through dual aspect windows, while an elevated ceiling gives the room an airy spaciousness.



Woodland Oasis

Outside, the garden is a private oasis, with a range of mature trees creating a natural canopy around the home. A paved area offers the perfect spot for outdoor dining, while the gravelled area provides extra space for relaxation or gardening. Soak up the sense of seclusion, tucked away in your own idyllic world surrounded by bird song, watching the subtle changes in the seasons.

In the springtime the woods become awash with daffodils, a rose bed adjacent to the lawn contains a variety of roses and mature hydrangeas and rhododendrons complete the quintessential country garden. June brings with it the spectacular palette of colour of the Masquerade rose, adorning the front of the home, and infusing Royle Cottage with its unmistakable chocolate box charm.





Out & About

Royle Cottage is surrounded by scenic walks, with the renowned Pendle Hill and Wyckoller Country Park offering the chance to explore the great outdoors, with commanding views in every direction. Downham village is also close by, a picturesque beauty spot perfect for a picnic, less than 30 minutes' drive away.

After a day's walking why not treat yourself to a pamper session at the nearby five-star Crow Wood Hotel and Spa resort, or experience fine dining at Bertram's restaurant and cocktail bar. With the amenities of modern life in Burnley town centre close by Royle Cottage gives that perfect balance of tranquil seclusion and everyday convenience.

For days out with the children, head to Towneley Hall and golf course, or learn more about the region's local history at Clitheroe Castle and Gawthorpe Hall, and enjoy a meal at local favourite The Fence Gate.

With a cinema on hand in Burnley for movie nights, the local town is well stocked with amenities including supermarkets, restaurants and shops.

Commute out and about with ease, with rail links from Burnley Central Station and speedy access to the M65.

Families are well placed with an array of local schools close by including Clitheroe Royal Grammar School, Westholme School and the independent QUEGS Blackburn alongside Barrowford St Thomas Primary School – all within 30 minutes' drive.

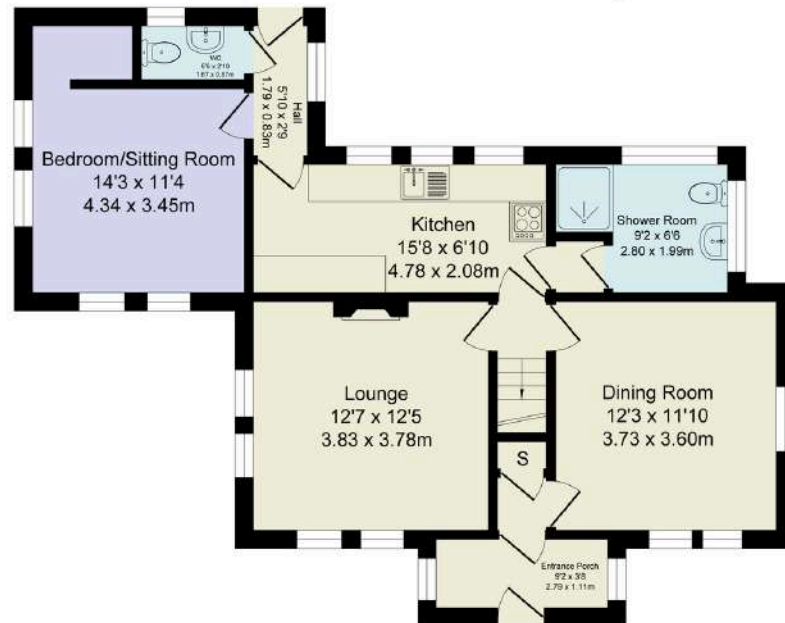
Rural, but not remote, Royle Cottage is a nature lover's haven – a tranquil refuge brimming with quaint country cottage charm, with an array of amenities within easy reach.

The Finer Details

- Charming Chocolate Box Cottage
- Grade II Listed Detached Home
- Three Double Bedrooms - One Downstairs
- Two Light-Filled Reception Rooms
- Idyllic Serene Location
- Beautifully Presented Throughout
- Picturesque Countryside Views
- Ample Parking
- Freehold
- Burnley Council Tax Band D

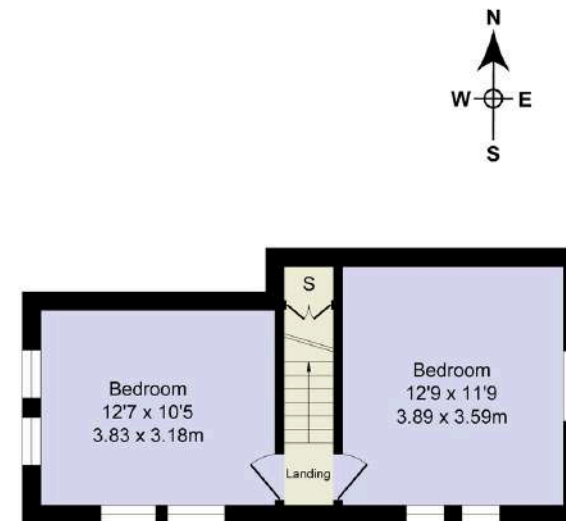
Total Approx. Floor Area 1081 Sq.ft. (100.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 755 Sq.Ft
(70.1 Sq.M.)



First Floor

Approx. Floor
Area 326 Sq.Ft
(30.3 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Royle Cottage,
Call 01204 773556 or email sales@wainwrightshomes.com