



## Pages Cottage, Stone Barn & Approx. 3.4 Acres Of Adjoining Land, Woodhouse Lane, Slaidburn

£495,000 Freehold

Rural semi-detached cottage and adjoining stone built barn with 3.4 acres of adjoining land and gardens in fabulous picturesque location. Rare opportunity with potential development, offering peaceful retreat, perfect for equestrian interests.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



Nestled in the picturesque Ribble Valley countryside is this charming, semi-detached cottage with an attached stone barn, offering a rare opportunity for those seeking a tranquil rural retreat. Set with approximately 3.4 acres of adjoining meadow, the property boasts stunning gardens and a private patio area that provide breathtaking open views of the surrounding rural landscape. With superb renovation and conversion potential, subject to obtaining the necessary planning permissions, this two-bedroom cottage currently features a spacious hall and office area, 3-pce shower room, a generous lounge and adjoining sunroom and the dining kitchen is equipped with a feature Rayburn cooker. Additional highlights include an attached barn, perfect for use as a workshop, garage, or for potential development, adding to the allure of this unique property. Tucked away on the outskirts of the charming village of Slaidburn, this home offers a peaceful escape with private parking for several vehicles adding to its convenience.

The outside space of this property is equally impressive, with a driveway leading to a spacious hardstanding forecourt providing parking for 10 plus vehicles, with potential for additional garaging, subject to planning approval. The rear private Indian stone flagged patio

garden offers a peaceful retreat surrounded by shrubs and bedding plants, with idyllic rural views creating an enviable backdrop. Beyond the patio lies a grassed garden area that seamlessly transitions into the vast 3.4 acre meadow, offering ample space for outdoor activities or equestrian pursuits. A deceptive adjoining stone-built garage/barn, with former residential planning permission for conversion, adds further potential to this already exceptional plot. The property's rural setting and sweeping countryside views make it an ideal haven for those seeking a secluded haven or a private retreat. Whether you are looking for a charming countryside home or a unique development opportunity, this property definitely requires a further inspection to fully appreciate this desirable location.

- Rural Semi-Detached Cottage & Stone Barn
- Approx. 3.4 Acre Adjoining Meadow
- Gardens & Private Patio Area - Fabulous Open Views
- Superb Renovation & Conversion Potential - Subject To PP
- Tucked Away Location On Outskirts Of Village
- Currently 2 Dble Bedrooms, Spacious Hall & Shower Room
- Generous Lounge, Sun Room & Dining Kitchen
- Attached Barn - Ideal Workshop/Garage or Potential Development
- Rare Opportunity In Fantastic Ribble Valley Position
- Outstanding Plot & Private Parking For Many Vehicles



**Entrance Porch**

uPVC front door, timber framed single glazed windows, internal wood glazed door to kitchen.

**Dining Kitchen**

Beech style fitted wall and base units with laminate worktops, tiled flashback, stainless steel sink drainer unit, integrated fridge, washing machine, slim line dishwasher, tiled effect flooring, dining area, 2 x uPVC double glazed windows, panel radiator, oil fired Rayburn cooker with central heating back boiler and extractor canopy over.

**Lounge**

Generous living room, uPVC doubled window, uPVC double glazed French doors to conservatory, feature fireplace surround with electric fire, panel radiator.

**Conservatory**

Tiled effect flooring, panel radiator, uPVC double glazed windows and side external door. Stunning rear views over adjoining meadow and gardens.

**Large Inner Hallway/Office Area**

Large flexible area with storage cupboards, panelled radiator, internal door to barn. Loft access with ladder leading to boarded area, also housing hot water cylinder.

**Bedroom One**

Large double with carpet flooring, fitted wardrobes and drawers, panelled radiator, uPVC double glazed window with fantastic rear aspects.

**Bedroom Two**

Double bedroom with carpet flooring, wall and base units, sink unit, uPVC double glazed window, fantastic views over adjoining land and gardens.

**Shower Room**

3-pce white suite comprising walk-in double shower enclosure with thermostatic shower, vanity basin with large surface surround, cupboards and drawers under, low level w.c., vinyl flooring, aqua panelled walls and ceiling, recessed spotlights, panel radiator, chrome heated towel rail, uPVC double glazed window, en-suite door to bedroom and door to hallway.

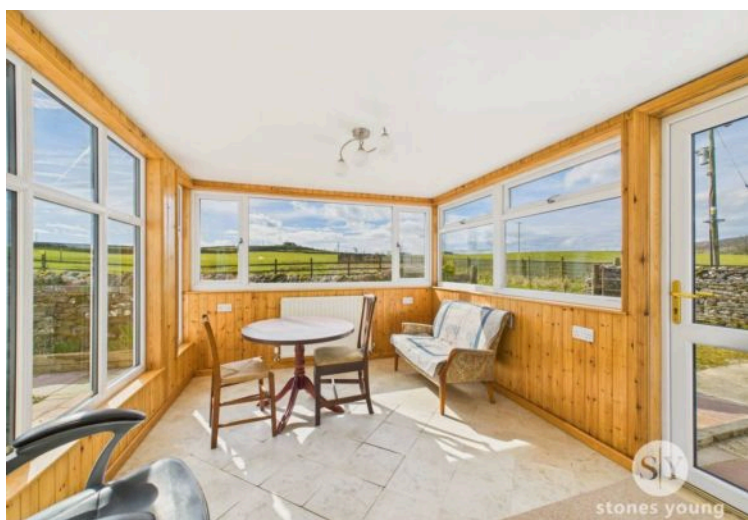
**Stonebuilt Garage & Barn**

35' 9" x 19' 0" (10.90m x 5.79m)

Separate stone barn with up and over door. Internal door to cottage. Former planning permission (now lapsed) was granted for conversion of the barn into an extension to the existing residential cottage. Previous plans are available to view, please ask for further details. In its present form, it could be an ideal workshop & garage.

**Additional Information**

Oil fired central heating with Rayburn central heating back boiler. Electric and mains water are connected. Septic tank drainage. We have been informed that the septic tank will not comply to the current septic tank regulations, or general binding rules.





Approximate total area<sup>(1)</sup>  
1757.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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