



## *11 New Row Cottages*

*Knowle Green*

*Offers in the Region of: £425,000*



**Pendle Hill  
Properties**



*11 New Row Cottages, Knowle Green  
£425,000 Offers in the  
Region of*

A stunning, end terraced cottage, nestled in a semi-private, rural location within the Ribble Valley, briefly comprises a lounge, kitchen/dining/family room, utility room with WC, four bedrooms, family bathroom, large private gardens to the front and rear garden with storage looking out onto stunning countryside views.



## LOUNGE

A spacious lounge with a central feature stone fireplace with log burning stove briefly comprises ceramic wood effect tiled underfloor heating, ceiling spotlights, double-glazed windows to the front, and original wooden beam features.

## KITCHEN/DINING/FAMILY ROOM

A stunning kitchen with a range of cleverly designed base and wall mounted units with complimentary marble effect worktops briefly comprises a featured electric Aga, integrated dishwasher and fridge freezer, Belfast sink with mixer tap, ceramic tiled underfloor heating, ceiling spotlights, wooden beam features, double glazed window to the rear and access door out to the rear of the property.

A dining/family room comprises a feature stone fireplace, double-glazed windows to the front aspect, tiled flooring, ceiling spotlights, and wooden beam features.

## UTILITY & WC

A utility room comprises base and wall mounted units with space for appliances, a laminate worktop with a stainless steel sink and mixer tap, low level WC, tiled flooring, ceiling spotlights and double glazed window.

## BEDROOM ONE

A spacious, light double bedroom with integrated wardrobes briefly comprises carpeted flooring, ceiling spotlights, a radiator, and double-glazed windows to the front.

## BEDROOM TWO

A second double bedroom briefly comprises integrated wardrobes carpeted flooring, ceiling spotlights, a radiator, and double-glazed windows to the rear aspect.

## BATHROOM

A stylish, modern family bathroom boasts a bath with a central mixer tap, walk-in rainfall shower, low level WC, floating cabinet sink, towel warmer, tiled walls, ceramic tiled underfloor heating, ceiling spotlights, large Velux window, and double-glazed window looking out to the stunning rear aspects.

## BEDROOM THREE

Bedroom three briefly comprises a feature fireplace, carpeted flooring, ceiling spotlights, a radiator and double-glazed window to the front.

## BEDROOM FOUR

Currently utilized as an office with modern fitted furniture briefly comprises carpeted flooring, ceiling spotlights, a radiator, and a double-glazed window.

## EXTERNAL

To the front of the property is a large, private "secret garden" with pond, mature shrubs, trees, and plant life, and flagged paths all leading to a large open, lawned area and a stone shed with vegetable beds.

To the rear is a seating area looking out at the beautiful countryside surroundings, parking for multiple vehicles, and a storage shed.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = E

The property has a water treatment plant shared between 12 properties.

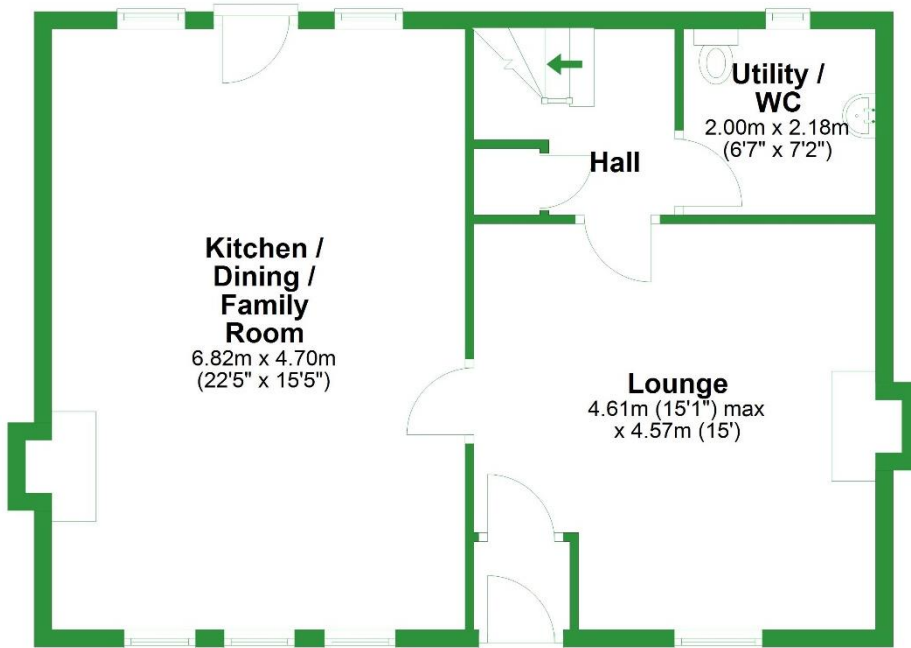
Service charges apply – ask the agent for more information

Oil central heating



## Ground Floor

Approx. 63.8 sq. metres (686.7 sq. feet)

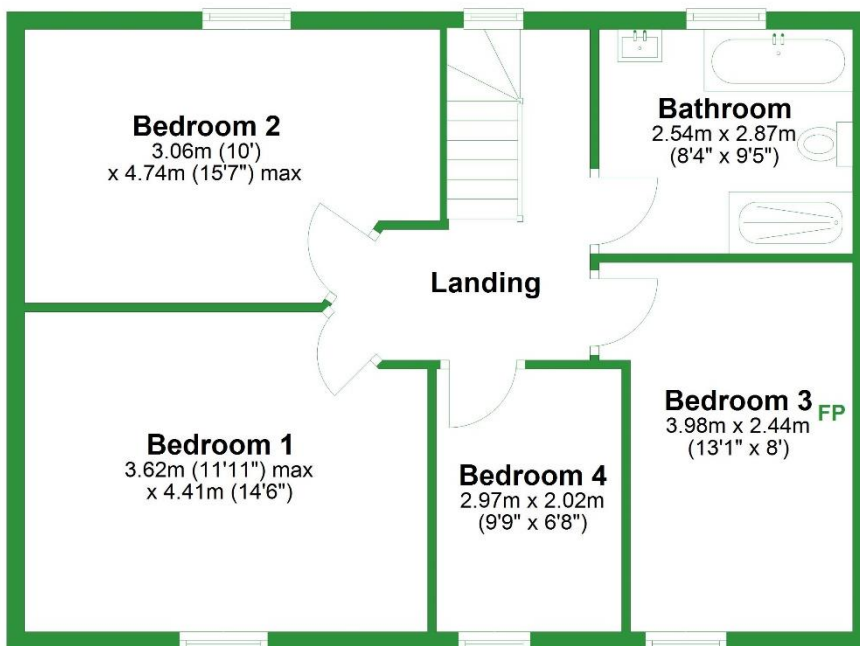


Total area: approx. 127.2 sq. metres (1369.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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