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Accessed via a private farm track at the base of Pendle Hill, this charming semi-detached cottage offers a large variety of buyers a chance to purchase their dream rural property. With captivating views over Ogden Reservoir and beyond and with a generous footprint spanning over 2,100 sq ft, it holds great potential for families seeking a new abode. Situated in an Area of Outstanding Natural Beauty, Deep Clough Cottage has been meticulously refurbished and maintained and promises a haven of comfort amidst breathtaking vistas. The property is set in a secluded, yet accessible, location on the outskirts of the idyllic village of Barley.

Originally dating back to the 1600's, the cottage was converted in the late 1970's to a residential dwelling and has been more recently refurbished by its current owners. It is now a delightful family home boasting the following: deep stone window sills, exposed stone walls, beautifully designed family bathroom and kitchens, external garden pods creating additional living space and a beautiful home office, large attic room / bedroom two and glorious valley views. We strongly recommend an early viewing to appreciate the attraction of this quaint rural home.

Inside, this spacious cottage opens to a welcoming entrance hall with flagged floors and access into both the downstairs WC and the farmhouse-style kitchen. The kitchen perfectly complements the cottage's charming aesthetic, with a range of base and eye-level shaker-style units, maple worktops, Belfast sink, five-ring Calor gas Rangemaster hob and four oven cooker below, an island with breakfast bar and a range of further integrated appliances.

Through the kitchen is the spacious living area, with large stone fireplace and multi-fuel burning stove, a staircase to the first floor with understair storage cupboard, exposed stone wall and a doorway into the equally charming dining room; this features a further log burning stove and has an external door to the front driveway.

On the first floor, there is a landing area with access to all rooms and a staircase to the second floor, complete with good sized storage cupboard. Bedroom one provides some truly stunning views, with multiple windows absorbing the panoramic views; it also offers access into the en suite three-piece shower room with tiled walls and floor and useful wardrobe cupboard. Bedrooms two and four are both comfortable doubles with fitted storage, while there is a small WC with wash basin off bedroom two. The four-piece family bathroom is a real statement with half-tiled walls, panelled bath, chrome heated towel rail, corner shower, dual flush WC and wash basin. The second floor hosts a large attic room / bedroom 3 with aged, exposed trusses and large storage cupboard currently used as a second lounge.

Externally to the front, there is driveway parking for three cars. To the side and rear are manicured gardens with mature borders, divided by Deep Clough brook which creates a beautifully tranquil soundtrack and feature to the garden. The garden also hosts a large pod split into two sections. One is currently used as a utility room / gym with base-level units and sink to the rear, with plumbing for washer and dryer. The other section has been made into a fantastic home office with storage room to the rear and French doors leading into the beautiful garden with its amazing countryside views.

For those enthusiastic about rural living, Deep Clough Cottage provides an irresistible opportunity. Accessible via the Lower Ogden reservoirs near Barley Hill, it is a tranquil retreat within easy reach of urban amenities. The M65 motorway, a mere 15-minute drive away, ensures straightforward commuting towards major cities such as Preston, Manchester and Leeds. The village of Barley lies within walking distance and is reachable via nearby public footpaths, while Pendle Hill also looms majestically in close proximity. Surrounded by similar farm and barn conversions, the cottage offers the convenience of a small hamlet setting.

Services

Mains Electricity, Spring Water Fed, Shared Septic Tank, Oil fired central heating, Calor gas for Rangemaster hob.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band E.

Energy Rating (EPC)

E (40).

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



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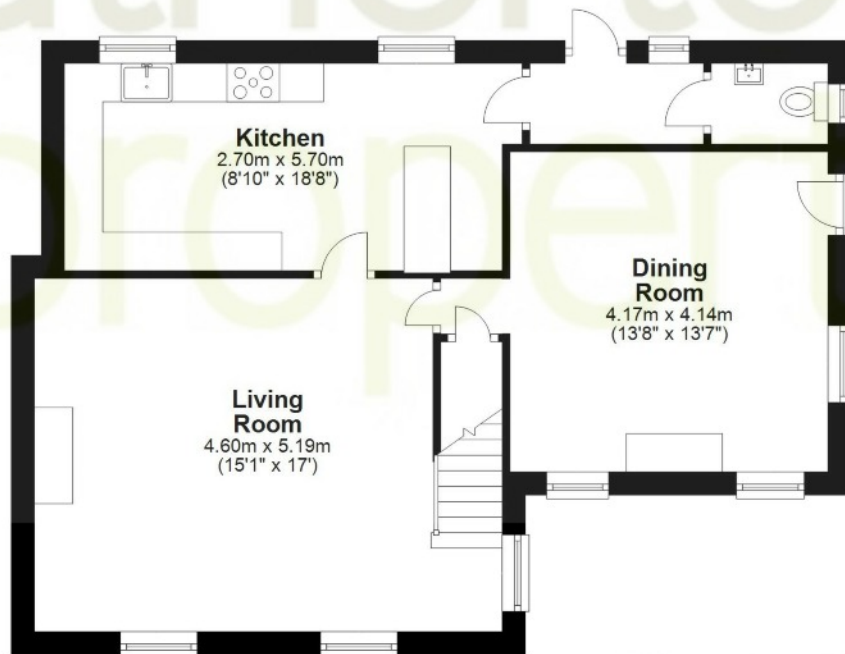
Ground Floor

Approx. 98.7 sq. metres (1062.6 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Second Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 199.2 sq. metres (2144.6 sq. feet)





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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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