





Goose Hillock Cottage presents an exceptional opportunity to acquire a substantial detached residence nestled within just over half an acre of private grounds, set along a peaceful track in the sought-after hamlet of Copster Green. Brimming with character and potential, this charming home has evolved over the years from its original 19th-century roots, and today stands as a versatile family property awaiting its next chapter.

Situated in the heart of the Ribble Valley, the property enjoys a picturesque rural setting with open views across a communal green to the front and complete privacy to the rear, all while benefiting from excellent connections to Clitheroe, Blackburn, and Preston. Despite its secluded feel, Goose Hillock Cottage offers the perfect balance between countryside tranquility and practical accessibility.

The internal accommodation is arranged over two well-planned floors and is accessed via a traditional front porch into the original section of the house, where exposed beams and a wood-burning stove set a warm and characterful tone in the sitting room. Adjacent lies the inviting living room, featuring an open fire and windows to both front and rear, allowing for plenty of natural light.

To the rear of the property, the kitchen diner forms the heart of the home, offering ample space for family dining and entertaining. This area includes a combination of original features, access to the boiler room and a utility room which provides further access to the garden via a rear porch. An internal hallway leads to a downstairs WC and connects the main living areas, offering practical flow throughout the ground floor.

The dining room, currently used as a ground floor bedroom, showcases the flexibility of the layout and could easily adapt to suit multi-generational living or those seeking ground-floor accommodation.

Upstairs, a central landing leads to three generously sized bedrooms, each with exposed beams and their own unique character. The family bathroom is finished with traditional styling, including a freestanding roll-top bath, and a useful store room provides additional storage space.

Externally, the property is surrounded by mature gardens, established planting, lawned areas and a rockery, creating a tranquil and private outdoor space. To the rear is a large gravelled parking area with space for multiple vehicles. The gardens enjoy a peaceful and sunny outlook and offer the perfect setting for family life or quiet relaxation.

In need of renovation and modernisation throughout, Goose Hillock Cottage retains many original features and offers endless potential to create a beautiful and bespoke home. The size and setting may also lend themselves to those looking for a building plot, subject to the relevant planning permissions.

Situated around 11 miles from Preston with excellent road and rail links, including direct trains to London and Manchester, this property offers easy access to major northern cities and airports. Clitheroe, nearby, provides a vibrant mix of shops, cafes, and leisure options within the scenic Ribble Valley, known for its food culture and natural beauty. The area is well-served by both state and private schools, including the prestigious Clitheroe Royal Grammar and nearby independent colleges.

### Services

Mains Water, Electricity, Gas & Drainage.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band F.

### Energy Rating (EPC)

TBC.

### 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.

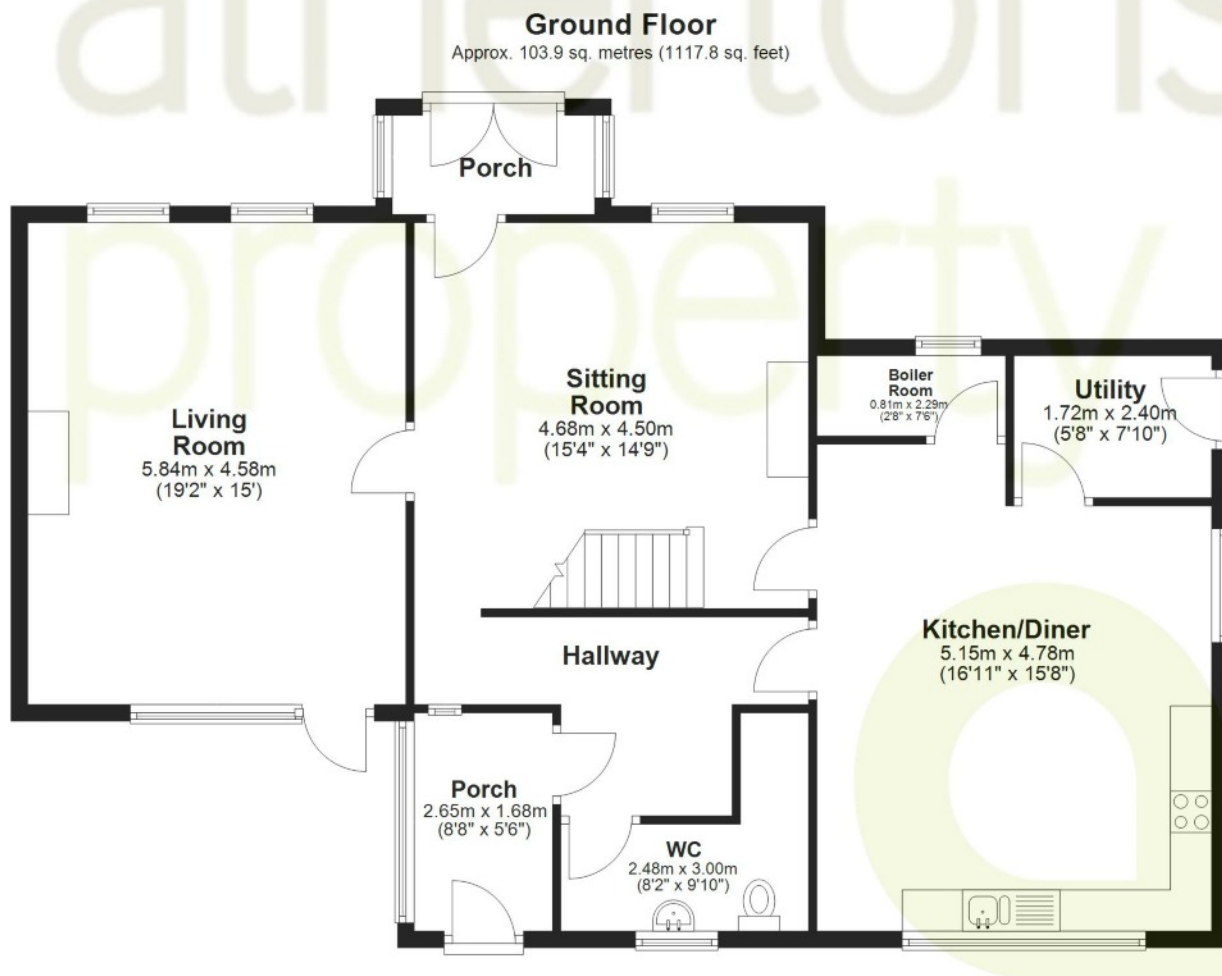
We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility 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.









Total area: approx. 161.0 sq. metres (1733.0 sq. feet)













