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Sycamore Gardens, Foulridge, Pendle BB8
£315,000



Athertons Property & Land are delighted to present this stunning three-bedroom end-of-row mews home, occupying an expansive corner plot in the highly sought-after village of Foulridge.

Boasting deceptively spacious accommodation and a beautifully appointed sunroom extension off the lounge, this exceptional property also benefits from an attached single garage and private driveway parking. Early viewing is highly recommended.

Internally, the current owners have maintained and upgraded the home to an exacting standard, creating a light-filled, contemporary interior ideal for modern family living. A welcoming entrance vestibule leads to a stylish two-piece cloakroom before opening into the generous L-shaped lounge/diner. Bi-fold doors extend the living space into a vaulted sunroom, where floor-to-ceiling glazing and French doors frame the landscaped corner garden and flood the ground floor with natural light.

The kitchen is fitted with a tasteful range of contemporary wall, base, and drawer units, complemented by coordinating worktops and tiled splashbacks. Integrated appliances include a dishwasher, electric oven with induction hob, larger fridge and stainless-steel extractor. There is also dedicated space and plumbing washing machine.

Upstairs, the first-floor landing serves three well-proportioned bedrooms. The principal and second bedrooms are generous doubles, with bedroom one enjoying peaceful garden views and full-height wardrobes. The third bedroom is ideal as a nursery or home office. The family bathroom features a modern three-piece suite comprising a walk-in mains shower with screen, dual flush WC, pedestal wash basin, and vanity storage, all finished with stylish floor and wall tiling.

Externally, the property occupies one of the largest plots on the row. The front garden is neatly paved with shrub borders and low boundary walls, while the private driveway accommodates two cars. The rear garden is a standout feature—offering a spacious stone-paved patio, wraparound artificial lawn, and mature planted borders—all fully enclosed for privacy. The attached single garage, complete with lighting and power, offers secure parking, utility space, and additional storage.

Located in the picturesque village of Foulridge, this tranquil canal-side setting offers the best of countryside living with everyday conveniences. Enjoy scenic walks along the Leeds & Liverpool Canal towpath, waterside cafés, a well-regarded primary school, village pub, and local shops.

Outdoor enthusiasts will appreciate the nearby Pendle Hill hiking trails and easy access via an adjoining public footpath to Lake Burwain with outdoor swimming facilities. Excellent transport links via the A56, M65, and Colne train station provide easy commutes to Burnley, Blackburn, and Manchester.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

(expired).

Council Tax

Band D.

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 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

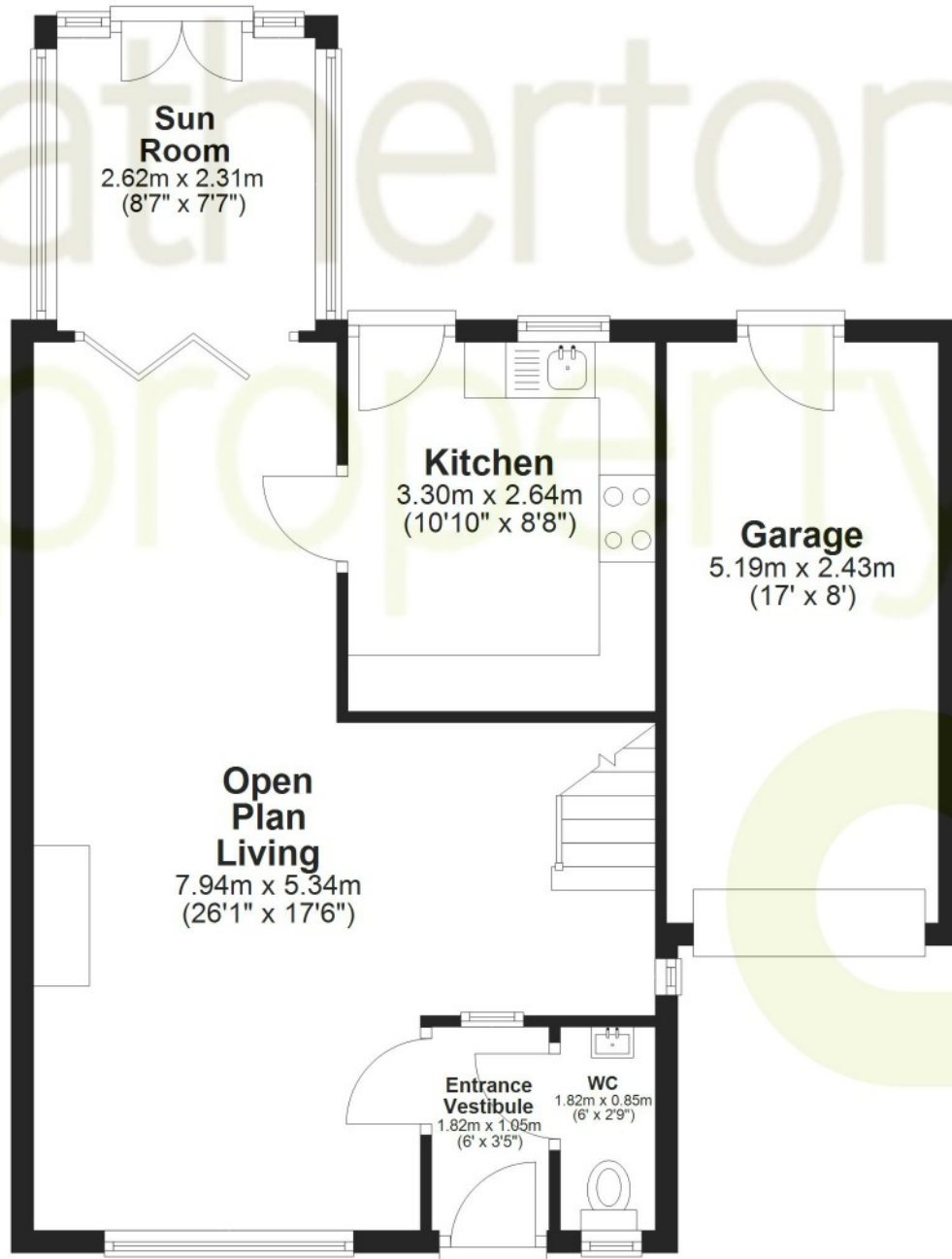
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





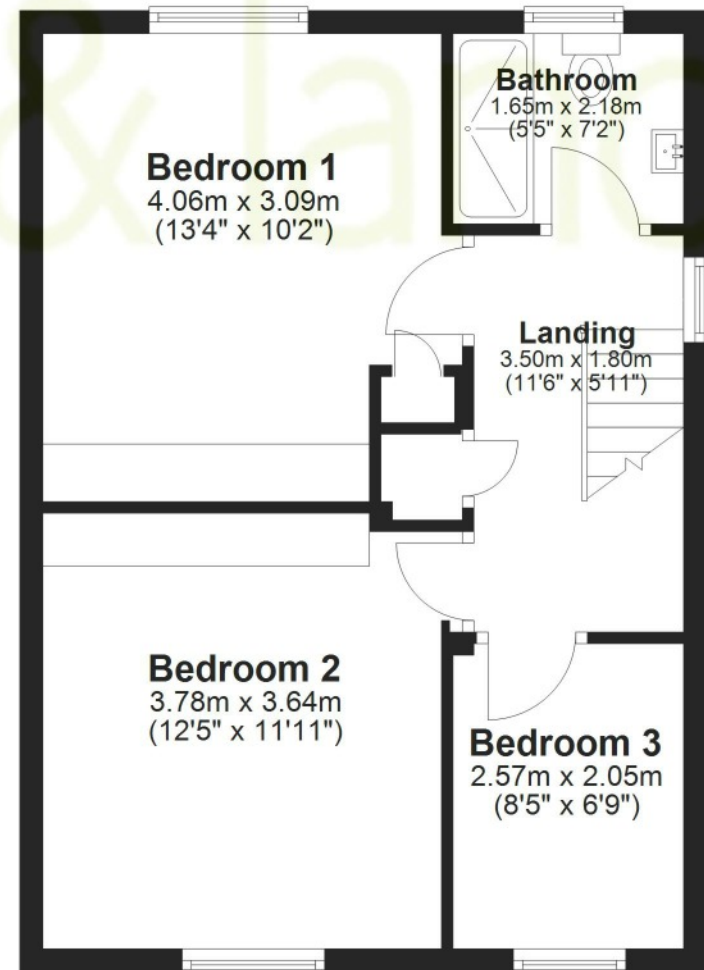
Ground Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 105.6 sq. metres (1136.5 sq. feet)





