



Hilton &
Horsfall

BB9 6NR

Riverside Cottage, Roughlee Offers In The Region Of £219,950

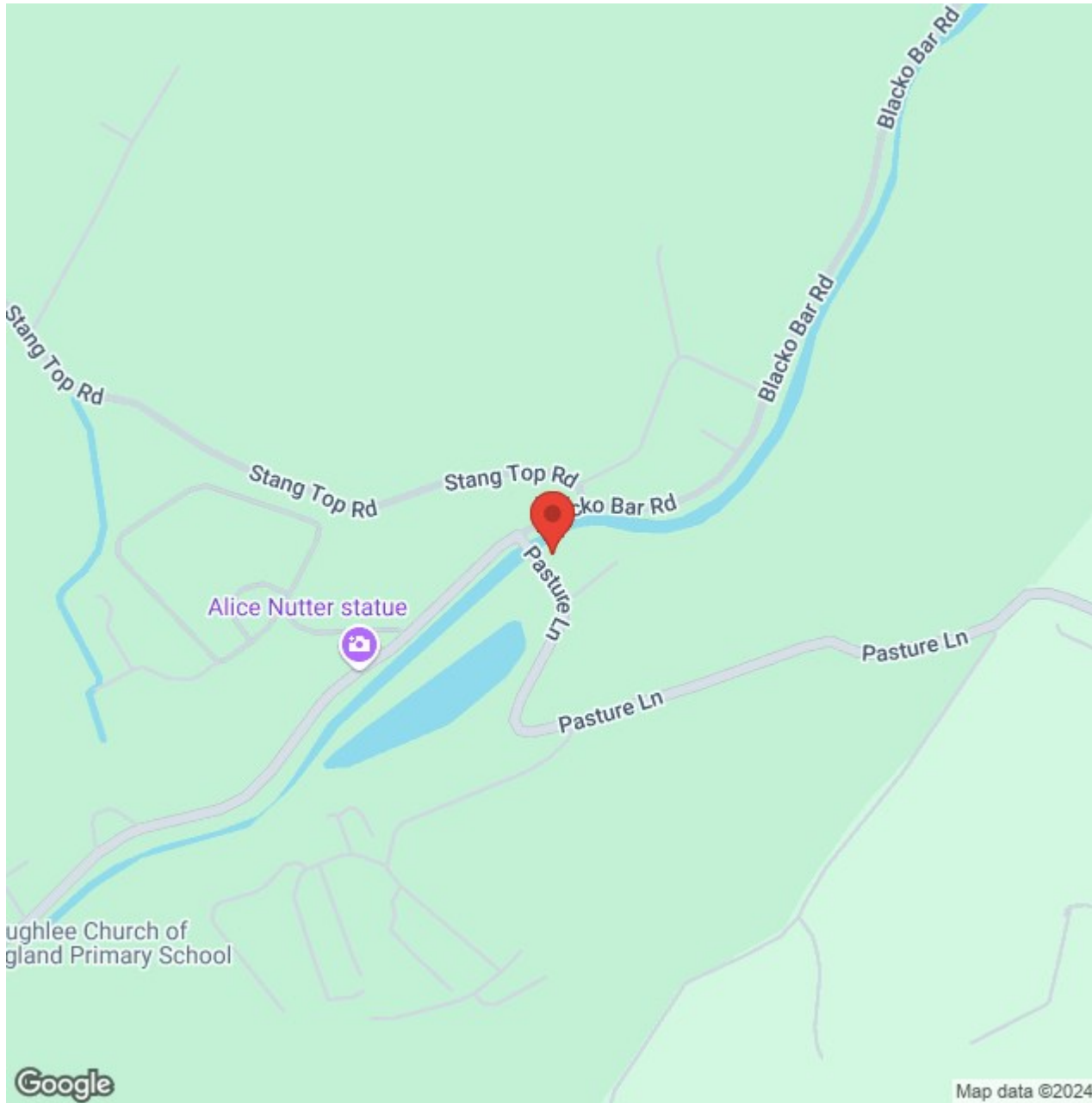
A charming three-story property nestled in the heart of Roughlee. This quintessential English cottage offers a structured floor plan for comfortable living. The ground floor ushers you into a cosy dining kitchen with inbuilt appliances, followed by a well proportioned living room that houses a classic fireplace, providing a warm, welcoming atmosphere. Above, the first floor features one bedroom and an immaculate 3-piece shower room. Further upwards, the second floor offers two additional bedrooms, versatile for your needs. Embrace the draw of outdoor enjoyment with many local amenities nearby. Savour a drink at "The Bay Horse" bar, or a delightful breakfast at the "Noggarth Tea Gardens" cafe. Families will be pleased with the proximity to two primary schools - "Barrowford St Thomas Church of England Primary School" and "Roughlee Church of England Primary School". Enjoy unmatched views from "Pendle Hill" and relax and unwind at the "Pendle Inn, Barley". Riverside Cottage is truly a gem that combines the comfort of quality living spaces with the appeal of an enviable location.

Hilton &
Horsfall

RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







Lancashire

A charming three-story property nestled in the heart of Roughlee. This quintessential English cottage offers a structured floor plan for comfortable living. The ground floor ushers you into a cosy dining kitchen with inbuilt appliances, followed by a well proportioned living room that houses a classic fireplace, providing a warm, welcoming atmosphere. Above, the first floor features one bedroom and an immaculate 3-piece shower room. Further upwards, the second floor offers two additional bedrooms, versatile for your needs. Embrace the draw of outdoor enjoyment with many local amenities nearby. Savour a drink at "The Bay Horse" bar, or a delightful breakfast at the "Noggarth Tea Gardens" cafe. Families will be pleased with the proximity to two primary schools - "Barrowford St Thomas Church of England Primary School" and "Roughlee Church of England Primary School". Enjoy unmatched views from "Pendle Hill" and relax and unwind at the "Pendle Inn, Barley". Riverside Cottage is truly a gem that combines the comfort of quality living spaces with the appeal of an enviable location.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 18'8" x 12'0" (5.71m x 3.67m)

A family sized living room having space for settees, exposed wood ceiling beam, television point, wall feature fireplace, 1x central heating radiator, door to the front elevation, open staircase to the first floor / landing and uPVC double glazed window to the front elevation.

DINING KITCHEN 16'9" x 8'7" (5.13m x 2.64m)

Offering a range of fitted wall and base units with contrasting worktops, part tiled splash back, wood flooring, space for an oven / grill, inset sink with chrome mixer tap, space for a freestanding. fridge / freezer, 1x central heating radiator, door to rear elevation and uPVC double glazed window to the front and side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 11'4" x 12'1" (3.46m x 3.69m)

A bedroom of double proportions with integrated shelving units, 6x door to storage / wardrobe space, exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed window to the front elevation overlooking the river.

SHOWER ROOM

A beautifully presented shower room comprising of: tiled flooring, walk in shower cubicle, low level w.c, sink in vanity unit, exposed wood ceiling beams, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the side elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM TWO 10'0" x 10'0" (3.07m x 3.07m)

Another bedroom of double proportions with fitted wardrobes, exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed window to the side elevation overlooking the river.

BEDROOM THREE 8'7" x 12'10" (2.62m x 3.92m)

Yet again a bedroom of double proportions having fitted wardrobes, exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed window to the front elevation overlooking the river.

EXTERNALLY

Externally to the front elevation there is a flagged patio area with space for garden furniture overlooking the river. To the rear elevation you will find a detached single garage and in addition to this there is also off road parking.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/riverside-cottage>

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are

in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



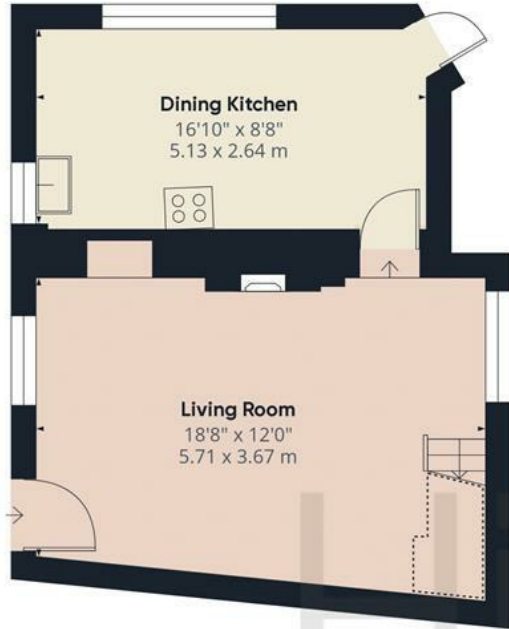
Hilton &
Horsfall

BB9 6NR



OUTSIDE

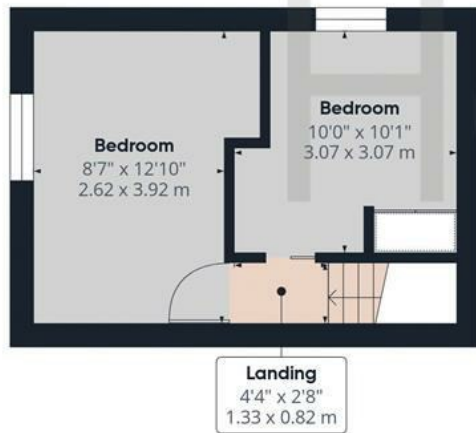
Externally to the front elevation there is a flagged patio area with space for garden furniture overlooking the river. To the rear elevation you will find a detached single garage and in addition to this there is also off road parking.



Ground Floor



Floor 1



Floor 2


Approximate total area⁽¹⁾

843.19 ft²
78.33 m²

Reduced headroom

16.24 ft²
1.51 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



Hilton &
Horsfall



Hilton & Horsfall

75 Burn Road
Bury
Lancashire
BL9 6BX

ESTATE AGENT
IN COLNE & NELSON
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
t. 01282 560024

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
t. [01200 435667](tel:01200435667)