



BB8 8SQ

Carr View, Trawden

Offers In The Region Of £274,950

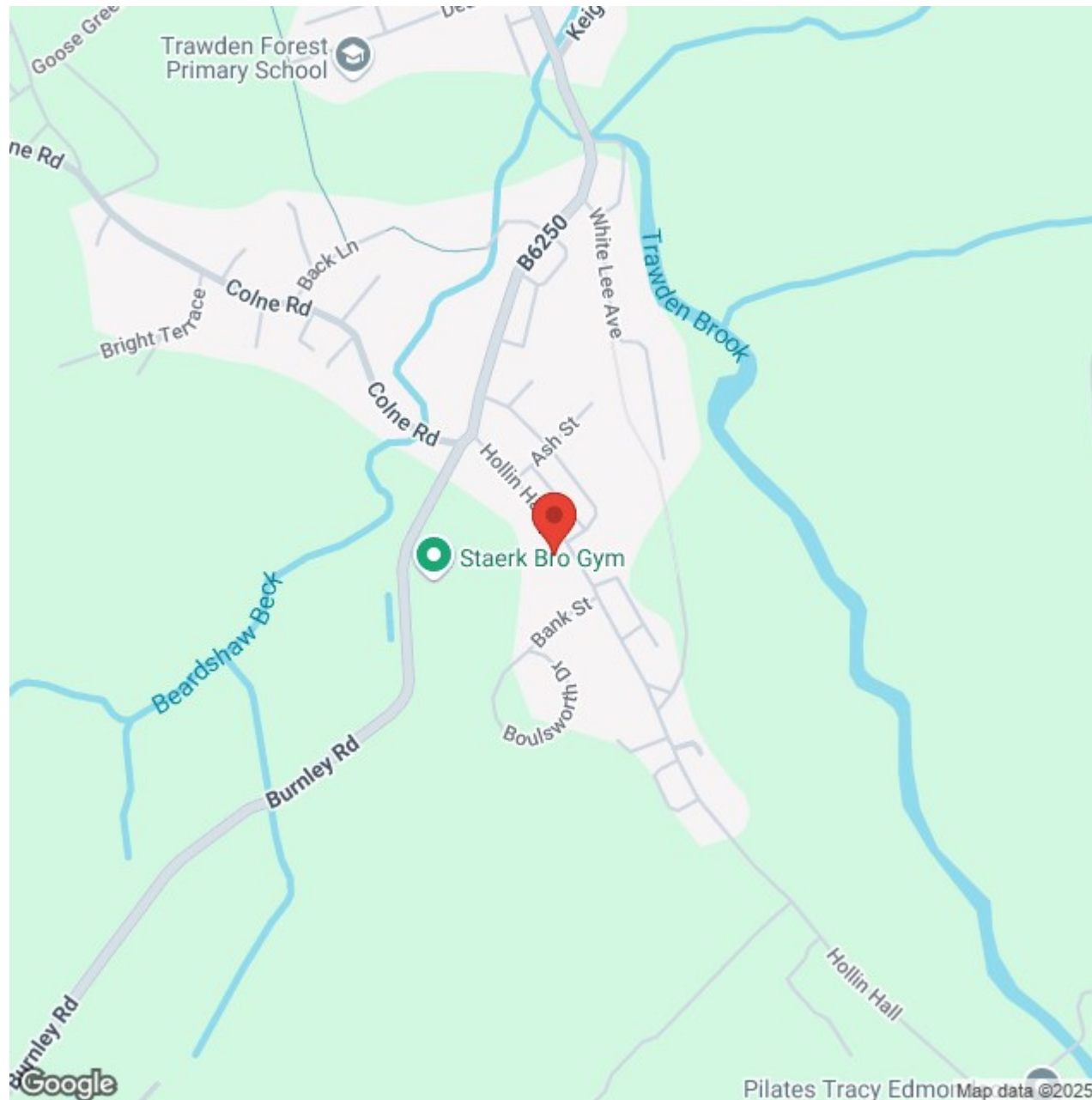
- Constructed in 1826 • Popular Location • Fully Renovated Throughout • Large Living Room • Stunning Fitted Kitchen • Three Bedrooms • Modern Shower Room • Off Road Parking & Rear Courtyard • Underfloor Heating to Kitchen, Entrance Porch & Ground Floor Cloakroom

Steeped in history and dating back to 1826, this large garden fronted cottage with off road parking has been meticulously renovated to the highest standards, blending period charm with modern comforts. The spacious living room provides a warm and inviting space, while the expansive dining kitchen features high-quality inbuilt appliances and ample dining space. A separate utility room adds practicality, and a ground-floor WC enhances convenience. The property has been finished to an exceptional standard throughout, making it a truly stunning home.

Upstairs, there are three well-proportioned bedrooms, each designed to maximise space and natural light, along with a modern, stylish bathroom. Externally, the property benefits from off-road parking, and to the rear, a charming courtyard-style garden offers a private and low-maintenance outdoor space. This is a rare opportunity to own a beautifully renovated character cottage in a sought-after village location. Early viewing is highly recommended.

The village has a community owned pub, plenty of Countryside walks and easy access to Ball Grove & Wycoller Park.







Lancashire

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GROUND FLOOR

LIVING ROOM 18'0" x 16'0" (5.49m x 4.9m)

Spacious and full of character, this beautifully presented living room offers a warm and inviting atmosphere. The space is enhanced by exposed ceiling beams, elegant décor, and a feature fireplace with a gas log burner stove, creating a cosy focal point. Large windows allow natural light to flood in, complementing the stylish wood flooring. Thoughtfully designed, the room includes a built-in under-stairs storage cupboard, providing a practical solution for household essentials.

DINING KITCHEN 18'11" x 11'8" (5.78m x 3.56m)

This stunning open-plan dining kitchen has been thoughtfully designed to provide both style and functionality. Featuring a bespoke shaker-style kitchen with inbuilt appliances, the space is enhanced by solid wood worktops, a peninsular with integrated oak dining table complete with storage beneath, and elegant pendant lighting. Large windows flood the room with natural light, creating a bright and airy atmosphere, while porcelain floor tiles add a contemporary touch. A doorway leads through to the rear porch/utility room, which offers additional storage and workspace, as well as access to the rear courtyard garden. Perfectly blending practicality with sophisticated design, this space is ideal for modern family living.

UTILITY ROOM / REAR PORCH 6'1" x 10'5" (1.87m x 3.18m)

Convenient and well-lit, the utility room provides a practical space for laundry and additional storage. Featuring plumbing for a washing machine and dryer, this room is designed for efficiency and organization. Large windows allow plenty of natural light, while a door leads directly to the rear courtyard, offering easy outdoor access.

FIRST FLOOR / LANDING

Bright and spacious, the first-floor landing serves as a central hub providing access to all first-floor rooms. A built-in airing cupboard offers additional storage, ideal for linens and household essentials. A large window fills the space with natural light, creating an airy and inviting feel. Finished with neutral décor and a stylish balustrade, this area enhances the sense of space and flow throughout the home.

BEDROOM ONE 12'1" x 11'5" (3.70m x 3.48m)

Generously proportioned, the master bedroom offers a bright and inviting retreat. Dual windows allow natural light to flood the space, creating a light and airy feel. The room comfortably accommodates a kingsize bed, with ample space for wardrobe storage and additional furnishings. Finished with soft carpeting for added comfort, this stunning bedroom provides the perfect blend of relaxation and practicality.

BEDROOM TWO 11'5" x 8'9" (3.48m x 2.69m)

This well-proportioned double bedroom enjoys a peaceful setting with lovely views over the rear countryside. The room is bright and airy, with a large window allowing natural light to stream in, enhancing the sense of space. It comfortably accommodates a double bed, along with additional furniture for storage and decor.

BEDROOM THREE 6'5" x 12'9" (1.97m x 3.91m)

Situated at the front of the property, this versatile third bedroom offers a bright and functional space. Currently used as a home office, it provides ample room for a desk and storage. The room also benefits from built-in mirrored sliding door wardrobes.. With a large window allowing plenty of natural light, this flexible space is perfect for those working from home or in need of an additional bedroom.

SHOWER ROOM 8'2" x 6'0" (2.51m x 1.85m)

Beautifully designed and finished to a high standard, this modern shower room offers a sleek and contemporary space. Featuring a large walk-in shower with a rainfall showerhead, a stylish wall-hung vanity unit with storage, and a concealed cistern WC, the room maximises both functionality and aesthetics. Finished with high-quality tiling and a heated towel rail, this well-appointed space provides a luxurious and practical addition to the home.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/carr-view-trawden>

LOCATION

Situated in the sought-after village of Trawden, this home enjoys a scenic countryside setting while remaining well-connected. The village is renowned for its strong community spirit, excellent local walks, and stunning natural beauty, including nearby Boulsworth Hill and Wycoller Country Park. Trawden also offers a community-run shop, café, and library, along with a well-regarded primary school and easy access to surrounding towns such as Colne and Barnoldswick, making it an ideal location for those seeking both tranquillity and convenience.

PUBLISHING

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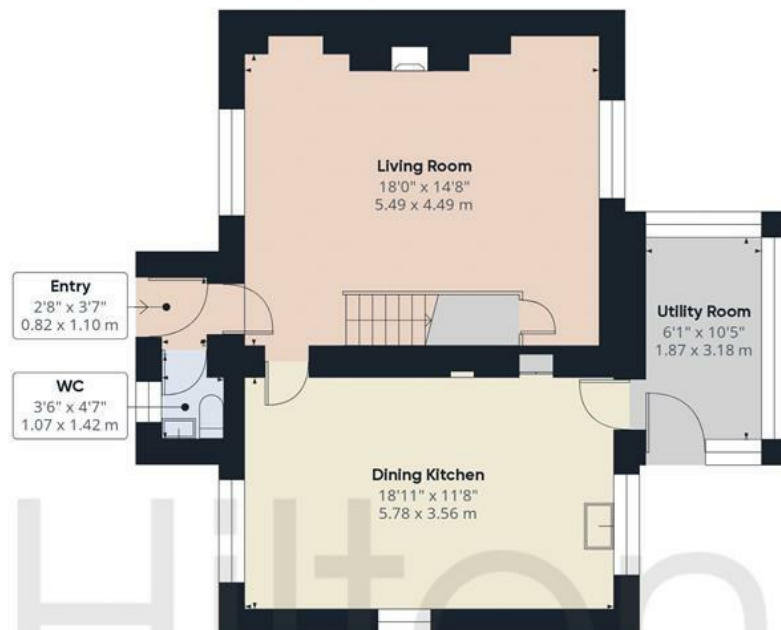
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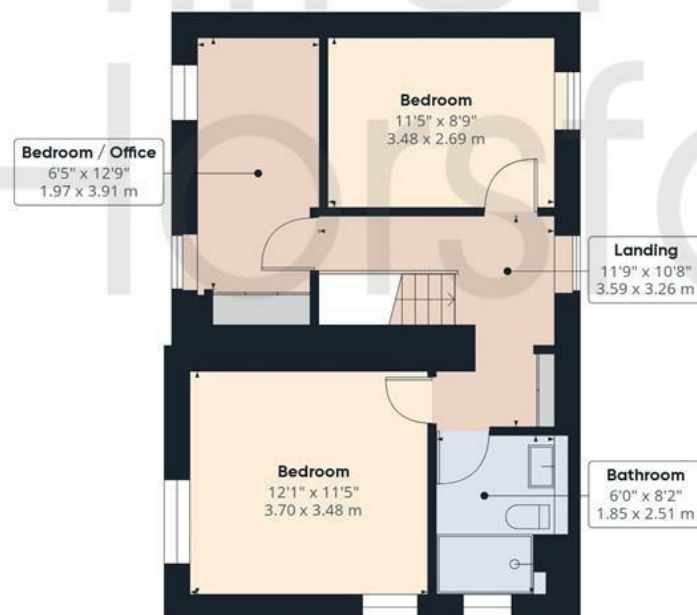
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OUTSIDE

The exterior of Carr View is as charming as its interior, with a traditional stone façade that reflects the character of this historic cottage. To the front, the property benefits from off-road parking, a rare find in this picturesque village setting. At the rear, a delightful courtyard-style garden offers a private and low-maintenance outdoor space, perfect for relaxing or entertaining. Traditional dry stone walls and mature greenery enhance the cottage's charm, creating a peaceful retreat.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1055.73 ft²

98.08 m²

(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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