



BB9 6NR

Ash Cottage, Roughlee

Offers In The Region Of £350,000

- Beautifully renovated three-bedroom character cottage
- Spacious accommodation arranged over three floors
- Stylish modern dining kitchen with integrated appliances
- Master bedroom with en-suite shower room
- Low-maintenance rear courtyard and off-road parking
- Sought-after village location within walking distance of the Bay Horse Inn

A beautifully presented and deceptively spacious three-bedroom family home, arranged over three floors and finished to a high standard throughout. The property seamlessly blends character and charm with modern style, offering generous and versatile living accommodation ideal for families, first-time buyers, or those looking to upsize. The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge with a feature fireplace, a separate dining room perfect for entertaining, and a contemporary fitted kitchen with a range of wall and base units, complementary work surfaces and quality integrated appliances.

To the first floor are two well-proportioned bedrooms, including a generous double to the rear, a modern three-piece family bathroom, and an en-suite shower room. A door from the landing provides access to a staircase rising to the second floor, where a versatile third bedroom can be found, complete with a Velux window, exposed stone wall feature and space for a home office or study area. Externally, the property is ideally situated within walking distance of the popular Bay Horse Inn, as well as scenic countryside walks, local amenities, highly regarded schools and excellent transport links — making it the perfect home for modern family living.







Lancashire

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GROUND FLOOR

ENTRANCE 4'1" x 3'1" (1.25m x 0.96m)

A welcoming entrance with a side-facing window allowing natural light to flow through, and a useful cloak area providing space for coats and shoes.

LIVING ROOM 16'11" x 14'0" (5.16m x 4.28m)

A beautifully presented and characterful main reception room featuring exposed ceiling beams, solid wood flooring, and a stunning stone fireplace housing a cast iron log-burning stove – perfect for cosy evenings. The room is bright and inviting with a large window allowing plenty of natural light, and offers ample space for a variety of seating arrangements. Finished to a high standard throughout, this space perfectly blends traditional charm with modern comfort.

INNER HALLWAY 6'7" x 9'6" (2.03m x 2.92m)

A welcoming hallway that immediately showcases the character and charm of this beautiful home. Featuring exposed ceiling beams, solid wood flooring and a feature stone wall, the space is filled with natural light and offers a warm first impression. A traditional staircase leads to the first floor, while doors provide access to the ground floor accommodation, including the living room and dining kitchen.

DINING KITCHEN 20'4" x 11'0" (6.22m x 3.36m)

A stunning, contemporary dining kitchen designed to be the heart of the home — ideal for modern family living and entertaining. This beautifully finished space is fitted with a range of sleek, high-gloss wall and base units complemented by contrasting work surfaces and integrated appliances. A breakfast bar provides additional seating and

a relaxed dining area, while there's also ample space for a family-sized dining table. The room is flooded with natural light from dual aspect windows and a glazed door leading to the rear, and is finished with elegant tiled flooring and feature exposed stonework, perfectly blending modern style with traditional character.

FIRST FLOOR / LANDING

A bright and spacious landing area with a feature balustrade and window allowing plenty of natural light to flow through. Providing access to the first floor accommodation, this space offers a calm and inviting transition between rooms, finished with neutral décor and quality carpeting. A door from the landing gives access to a staircase leading up to the third bedroom on the second floor.

BEDROOM ONE 12'3" x 13'3" (3.74m x 4.05m)

A generous and beautifully presented double bedroom, offering ample space for furnishings and filled with natural light from dual aspect windows. Finished in a neutral décor and soft carpeting, this inviting room provides a peaceful retreat and enjoys the added benefit of access to a modern en-suite shower room.

ENSUITE SHOWER ROOM 7'3" x 4'0" (2.22m x 1.22m)

A stylish and modern en-suite, fully tiled in a contemporary natural stone effect and fitted with a walk-in shower enclosure, vanity wash basin with storage beneath, and a low-level WC. The space is complemented by a chrome heated towel rail and recessed spot lighting, creating a sleek and practical addition to the main bedroom.

BEDROOM TWO 13'5" x 11'1" (4.10m x 3.39m)

A spacious and beautifully presented double bedroom located to the rear of the property, enjoying pleasant views over the garden and surrounding greenery. The room is finished in a light, neutral décor with soft carpeting and offers ample space for freestanding furniture. Bright and airy, this versatile space is ideal as a main or guest bedroom.

BATHROOM 8'10" x 6'9" (2.70m x 2.06m)

A spacious and contemporary family bathroom, finished with full-height tiling and modern fittings throughout. The suite comprises a panelled bath, separate shower enclosure, vanity wash basin with storage beneath, and a low-level WC. The room is enhanced by recessed spot lighting, a heated towel rail, and an obscured window providing both natural light and privacy.

SECOND FLOOR

BEDROOM THREE 15'8" x 13'2" (4.80m x 4.03m)

Accessed via a door from the first floor landing and staircase, this versatile third bedroom is located on the second floor and features a characterful sloped ceiling with exposed beams and a feature stone wall. The room is illuminated by a large Velux roof window, creating a bright and inviting atmosphere. Offering plenty of space for a single bed and additional furniture, it also makes an ideal home office, guest room, or creative studio.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/ash-cottage-roughlee>

LOCATION

Nestled in a sought-after and peaceful residential area, this charming home is ideally situated for enjoying the very best of village life while remaining conveniently close to local amenities. The property is within easy reach of a range of independent shops, cafés, and everyday conveniences, as well as highly regarded primary and secondary schools, making it perfect for families. For those who enjoy the outdoors, there are numerous countryside walks, scenic trails, and parks nearby, offering a beautiful setting to explore and unwind. Excellent transport links provide straightforward access to neighbouring towns and cities, and major road networks are easily accessible, making commuting simple and efficient. This desirable location perfectly blends a relaxed, semi-rural lifestyle with practical modern living.

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OUTSIDE

To the rear of the property is a charming low-maintenance courtyard, perfect for relaxing or enjoying outdoor dining in the warmer months. There is also the added benefit of off-road parking located to the rear, a rare and highly desirable feature in this sought-after village setting. The property's position provides easy access to picturesque countryside walks and the nearby Bay Horse Inn, all while being within close reach of local amenities and transport links.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1191 ft²

110.6 m²

Reduced headroom

64 ft²

5.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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