

Because life is

PettyTM
Real

1 Pasture Lane
Barrowford
BB9 6ES



For Sale

- Stunning end cottage
- Sought after village location
- Currently used as profitable Holiday Let
- Approximate net yield of 10%
- Large lounge diner with multi fuel stove

Asking Price £175,000

- Fully fitted modern kitchen
- Downstairs WC
- Two double bedrooms
- Modern three piece bathroom
- Low maintenance garden area and outbuilding.



A fantastic opportunity to acquire this two double bedroomed end cottage which is located in the sought after village of Barrowford. The property has been let as a high end Holiday Let generating an annual net income of approximately £20,000 per annum which is a net yield of over 10%.

The accommodation briefly comprises, entrance lobby accessed via composite door, well proportioned lounge/diner with feature fireplace with multi fuel stove and stairs providing access to the first floor. There is a fully fitted modern kitchen, which houses an excellent range of fitted wall, base and drawer units with contrasting granite work surfaces & splash backs, integrated oven & induction hob with extractor hood over. Completing the ground floor accommodation is a useful separate WC. Cellar which is used for storage.

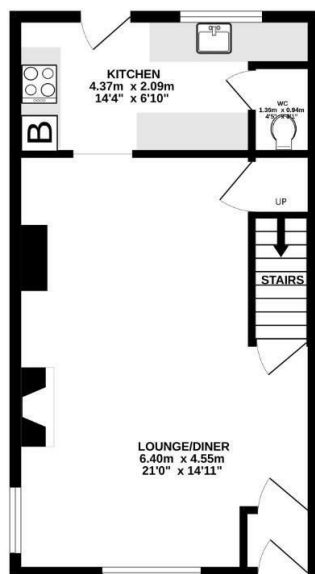
To the first floor is a spacious landing with fitted storage cupboard, there are two excellent sized double bedrooms, modern three piece bathroom which includes bath with shower over, low level wc and wash basin.

Externally to the rear is a pleasant low maintenance garden with Indian stone patio area, natural stone boundary walling and locked outbuilding with power, lighting & water.

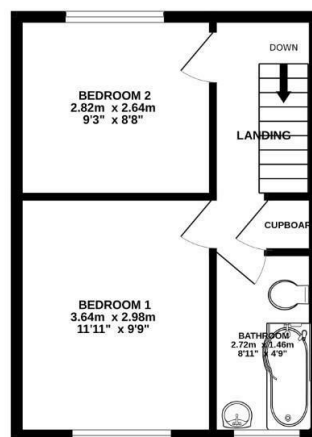
The property benefits from the modern day comforts of UPVC double glazing and gas fired central.

The property is currently registered as a holiday cottage and there are no rates that are payable but permission could be sought to return the property into residential use via Pendle Borough Council. No hands on management is required for current or future owner as operations are all run under Ridgestone.

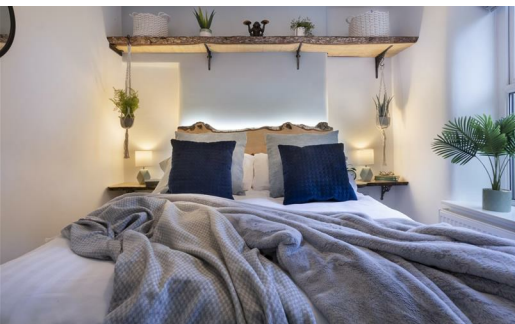
GROUND FLOOR
37.7 sq.m. (406 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA - 66.8 sq.m. (719 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (02023)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.