


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.

Southport Barn Cottages, Sawley, BB7 4LE

Offers Over £335,000

A GORGEOUS, RECENTLY RENOVATED TWO-BEDROOM COTTAGE IN AN IDYLIC VILLAGE SETTING

Commanding an enviable position in the highly desirable Ribble Valley village of Sawley, with far reaching views over the river Ribble this immaculately presented cottage is being welcomed to the property market. Ideally suited for a professional couple or someone looking for a peaceful semi-rural retreat that flows internally with open plan living finished with a decadent interior style that complements the retained traditional features you would expect from a barn conversion. Despite its seemingly rural position, the property provides easy access along the A59 to the neighbouring Clitheroe, Barnoldswick and Skipton whilst offering beautiful countryside walks from your doorstep.

The property comprises briefly, to the ground floor entrance into a welcoming hallway with stairs leading to the first floor and steps down into a gorgeous living room. The living room provides open access into a contemporary fitted kitchen and has French doors leading to the rear garden. To the first floor is a landing with stairs to the second floor and doors leading to a double bedroom with countryside views, and a modern three-piece wet room. To the second floor floor is a stunning attic bedroom with exposed beams, Velux windows and a freestanding double bath. Externally the property boasts a charming cottage garden with paved patios and space for potted plants and bedding areas leading to a seating area overlooking a babbling brook and the surrounding countryside. To the side is land for off road parking and storage shed.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Southport Barn Cottages, Sawley, BB7 4LE

Offers Over £335,000

 **2**  **1**  **1**  **D**

- Outstanding Fully Renovated Cottage
- Presented to Highest Standard Throughout
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Retained Traditional Features
- Tenure Freehold
- Stunning Three Piece Wet Room
- Breath-taking Countryside Surroundings
- Council Tax Band C

Ground Floor

Entrance Hall

8'2 x 5'11 (2.49m x 1.80m)
Double glazed French front doors, central heating radiator, solid wood flooring, trap door to store, stairs leading to first floor and steps to lower ground floor.

Lower Ground Floor

Reception Room

16'1 x 12'11 (4.90m x 3.94m)
Central heating radiator, coving, AGA log burning stove with decorative mantel, television point, solid wood flooring, open to kitchen and double glazed French doors to rear.

Kitchen

10'1 x 6'8 (3.07m x 2.03m)
UPVC double glazed window, central heating radiator, range of wall and base units with hardwood work surfaces, integrated oven with four ring electric hob and extractor hood, metallic gold brushed effect splashback, ceramic sink with mixer tap, integrated fridge freezer, breakfast bar, under unit lighting, coving and solid wood flooring.

First Floor

Landing

UPVC double glazed window, central heating radiator, stairs to second floor, doors to bedroom one, wet room and store.

Bedroom One

12'9 x 9'0 (3.89m x 2.74m)
UPVC double glazed window, central heating radiator, coving and fitted storage.

Wet Room

6'10 x 6'4 (2.08m x 1.93m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower, extractor fan, spotlights, marble effect elevations and tiled flooring.

Second Floor

Bedroom Two

16'4 x 12'5 (4.98m x 3.78m)
Four Velux windows, central heating radiator, exposed beams, freestanding oval bath with mixer tap and rinse head, television point, under eave storage and partially tiled flooring.

External

Rear

Enclosed garden with Indian stone paving, bedding areas and steps to seating area overlooking the brook and surrounding countryside.

Front

Paved patio with raised planting area.



Tel: 01200422824

www.keenans-estateagents.co.uk