



Broadfold, Grindleton

£365,000 Freehold

Charming 3-bed stone cottage in Grindleton with spacious interiors and further potential, views, off-road parking, and a large allotment garden. Ideal for families, downsizers or as a holiday let. Great village location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Nestled in the heart of the highly sought-after village of Grindleton, this charming detached stonebuilt cottage offers a rare blend of character, comfort and untapped potential. The property features a deceptive and spacious interior, comprising a sizeable lounge (perfect for family gatherings), a separate dining room and a kitchen, all complemented by three generous double bedrooms and a modern bathroom. With charm and character this delightful home provides superb scope for enhancement, allowing purchasers to realise its full potential. The current owners have made various recent external upgrades and also including a new boiler (installed in 2025 with a 10-year warranty), solar panels, and a home battery backup, ensuring energy efficiency and peace of mind. With its elevated position, the cottage enjoys excellent views towards Pendle Hill and sits in a fabulous, picturesque spot amidst an area of outstanding countryside. The location is ideal for those who appreciate outdoor pursuits, with fabulous walks available from the doorstep. Broadfold lies within easy reach of both Chatburn and Clitheroe, each offering an array of local amenities, while primary and secondary schools, a children's play area and a welcoming village pub are all within walking distance. This versatile property would suit a variety of purchasers, from families and those looking to downsize, to buyers seeking an idyllic holiday let cottage in a truly enviable setting.

Externally, the property benefits from a private stone flagged driveway to the side, providing off-road parking for two cars and EV charging. A particular highlight is the fantastic adjacent allotment garden, situated directly across the main street and included with the property. This substantial garden plot offers a private lawned area, well-stocked borders with mature shrubs and small trees, greenhouse, storage and a barked play area, creating a wonderful space for relaxation or family activities. The allotment garden is held under an annual tenancy with Ribble Valley Borough Council, who have confirmed their willingness to transfer the tenancy to the new owner at a nominal annual rental of £50. This unique outdoor arrangement provides an exceptional opportunity for gardening enthusiasts or those seeking additional space in a tranquil village setting, making this property a truly special offering within the local market.

- Charming Detached Stonebuilt Cottage
- Deceptive Interior With Superb Further Potential
- Sizeable Lounge, Separate Dining Room & Kitchen
- 3 Double Bedrooms; Modern Bathroom
- Highly Desirable Village Position; Drive For 2 Cars
- Fabulous Picturesque Spot In Area Of Outstanding Countryside
- Various External Upgrades By Current Owners
- New Boiler-2025 With 10 Year Warranty; Solar Panels & Home Battery Backup



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Entrance Vestibule

Double glazed composite external front door, internal wood glazed surround and wood glazed door.

Dining Room

Decorative fireplace with wood beam mantle over, 2 x panel radiators, staircase leading to first floor, uPVC double glazed window, television point.

Lounge

Superb full length living room with uPVC double glazed window to the front with lovely outlooks across towards garden plot and uPVC double glazed window to rear elevation, internal wood panelled glazed window to vestibule. Panel radiator, TV point, inset fireplace with stone flagged hearth housing cast iron log effect gas stove, wood ceiling beams.

Kitchen

Range of oak style fitted wall and base units with complementary laminate working surfaces, part tiled walls, stainless steel sink drainer unit with mixer tap, electric cooker point, stainless steel extractor filter canopy, plumbing for washing machine and dishwasher, 2 x uPVC double glazed windows with pleasant front outlooks, space for tumble dryer, panel radiator, TV point, wood style laminate flooring, uPVC double glazed side entrance door.

Landing

uPVC double glazed window to rear elevation.

Bedroom One

Excellent double bedroom with carpet flooring, built in storage cupboard, panel radiator, TV point, uPVC double glazed window to the front with a lovely elevated front aspect across the adjacent garden plot. Doorway to bedroom two.

Bedroom Two

Accessed via Bedroom One, this lovely light and airy double room has a pitched ceiling with feature wood beams, panelled radiator, television point, telephone point, carpet flooring, uPVC double glazed window with fantastic elevated views towards Pendle Hill and across the village.

Bedroom Three

Good sized double room, carpet flooring, panel radiator, uPVC double glazed window, loft access.

Bathroom

Spacious modern 3-pce white suite comprising panelled bath with thermostatic shower over and screen, low level w.c., pedestal wash basin with mixer tap, chrome ladder style radiator, tiled effect flooring, fully tiled walls, recessed spotlighting, built in storage cupboards also housing wall mounted combination gas central heating boiler, uPVC double glazed window.

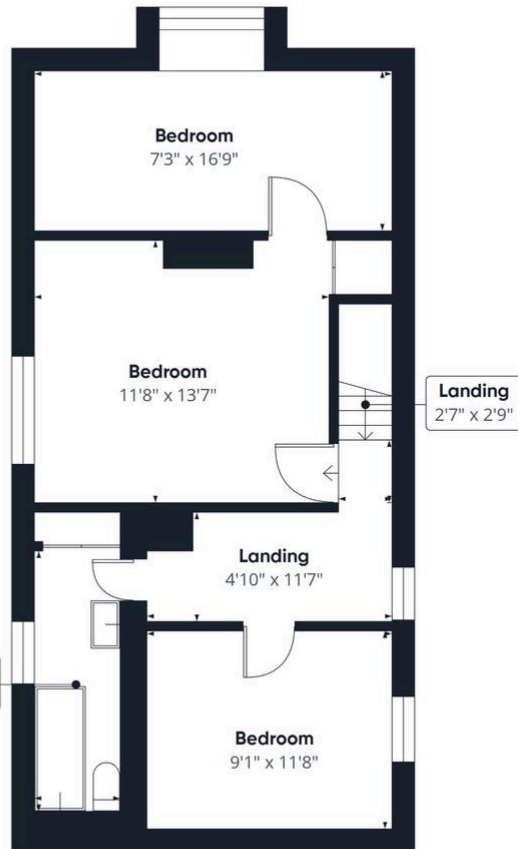
Additional Information

Please note: Solar panels and home battery backup has been installed October 2023. New boiler installed February 2025 with a 10 year warranty The property has been newly rendered May 2024. The area is covered by excellent broadband both from BT (up to 1 gigabit) and also the community fibre broadband provider B4RN - both services are installed at the property. New windows and doors fitted September 2023.





Floor 0



Floor 1

Approximate total area^m
1059 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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