





# 2 Pendle Cottages, Twiston

## £365,000 Freehold

*GORGEOUS TWO BEDROOM SEMI DETACHED COTTAGE IN RIBBLE VALLEY COUNTRYSIDE* Nestled in the heart of the picturesque countryside in Twiston, near Downham, this stunning semi-detached cottage offers an exceptional blend of traditional charm and contemporary luxury, having been fully renovated and thoughtfully reconfigured throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

stones young
sales & lettings

*GORGEOUS TWO BEDROOM SEMI DETACHED COTTAGE IN RIBBLE VALLEY COUNTRYSIDE* Nestled in the heart of the picturesque countryside in Twiston, near Downham, this stunning semi-detached cottage offers an exceptional blend of traditional charm and contemporary luxury, having been fully renovated and thoughtfully reconfigured throughout.

Upon entry, the inviting lounge welcomes you with a beautiful stone floor and a characterful multi-fuel stove, creating a cosy yet sophisticated ambience, perfect for relaxing evenings. The bespoke kitchen is a highlight, boasting elegant Shaker-style cupboards and sleek quartz worksurfaces, designed for both style and functionality. This culinary space seamlessly opens into a dining area that features a striking vaulted ceiling and expansive windows, framing breathtaking views of Pendle Hill and flooding the room with natural light, while also providing access to a small south-facing seating area. A practical utility room with fitted storage ensures that everyday tasks are managed with ease and efficiency where additional storage can also be utilised. Upstairs, two generous double bedrooms have been immaculately decorated and boast exceptional views of the Ribble Valley countryside, complemented by an additional attic room that provides flexible space for a home office, studio or guest accommodation. The four-piece family bathroom is finished to an impeccable standard, featuring a luxurious freestanding bath, a separate shower enclosure, a contemporary WC and a stylish sink.

The property benefits from driveway parking for one car, gas central heating supplied by LPG bottles and a septic tank, ensuring comfort and convenience in this idyllic rural setting. This exceptional home is perfectly positioned to take full advantage of its incredible views of the surrounding countryside and Pendle Hill, offering a rare opportunity to embrace a lifestyle defined by peace, privacy and natural beauty, all within easy reach of the charming village of Downham and the wider amenities of the Ribble Valley.



- Two Double Bedrooms with Attic Room
- Stunning Semi Detached Cottage
- Multi-Fuel Stoves in the Lounge and Kitchen Diner
- Utility with Fitted Storage
- Driveway Parking for One Car
- Incredible Views of Surrounding Countryside and Pendle Hill
- Gas Central Heating with LPG Bottles
- Septic Tank
- Beautfiul Bespoke Kitchen with Shaker Style Cupboards and Quartz Worksurfaces
- Incredible Countryside Location in Twiston, Near Downham

**Lounge**
York stone flagged flooring, panel radiator, multifuel stove with stone hearth and surround, timber frame double glazed window

**Kitchen Diner**
Bespoke kitchen with a range of fitted wall and base units with contrasting quartz worksurfaces, Belfast sink, integrated Siemens dishwasher, space of range cooker, Siemens extractor, multifuel stove with stone surround, stairs to first floor, LVT flooring, panel radiator x2, combination of timber frame and upvc double glazed windows

**Utility**
Plentiful fitted storage with shelving, integrated lighting and drawers, quartz worksurface, plumbed for washing machine, under stairs storage, LVT flooring, upvc double glazed window

**Landing**
Carpet flooring, stairs to second floor

**Bedroom One**
Carpet flooring, panel radiator, double glazed timber frame windows

**Bedroom Two**
Carpet flooring, under stairs storage, carpet flooring, upvc double glazed window

**Bathroom**
Four piece suite with freestanding cast iron bath, sink, shower enclosure, wc, vanity unit housing sink, heated towel rail, Karndean flooring, upvc double glazed window

**Attic**
Carpet flooring, panel radiator, eaves storage, double glazed velux window











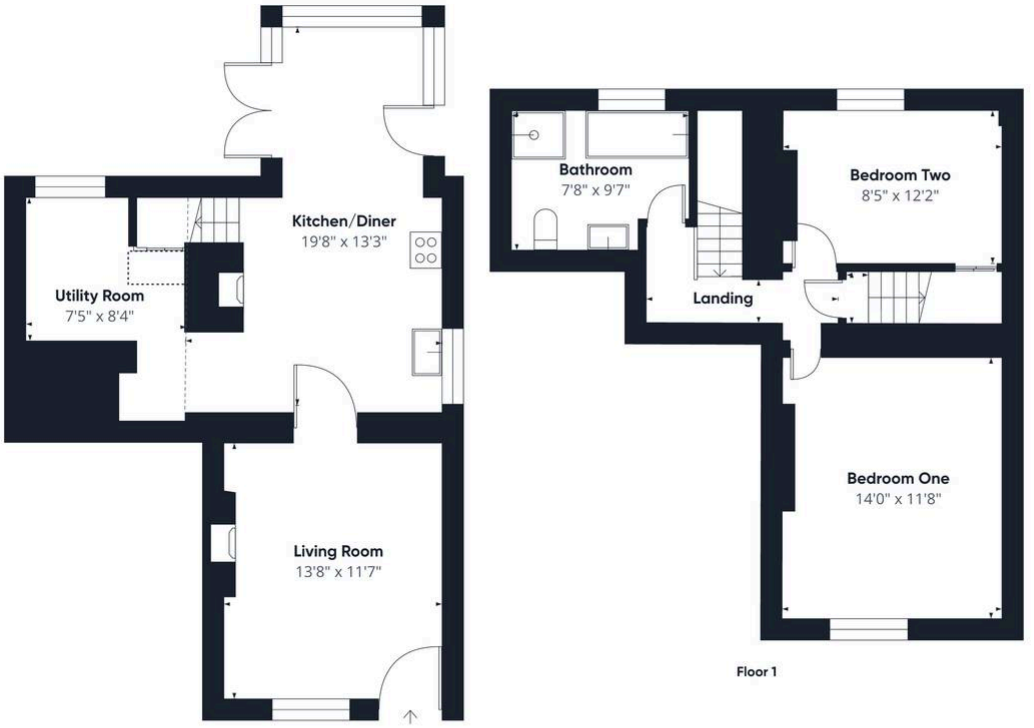





Floor 2




stones young
sales & lettings

**Approximate total area**(1)

918 ft²

**Reduced headroom**

42 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.

GIRAFFE360