



2 Piggery Cottages, Withgill

£295,000 Freehold

Immaculate 2-bed semi in semi-rural spot near Clitheroe. Modern kitchen, new shower room, open plan dining kitchen, various upgrades, landscaped gardens, ample parking, garage, stunning views, and extension potential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

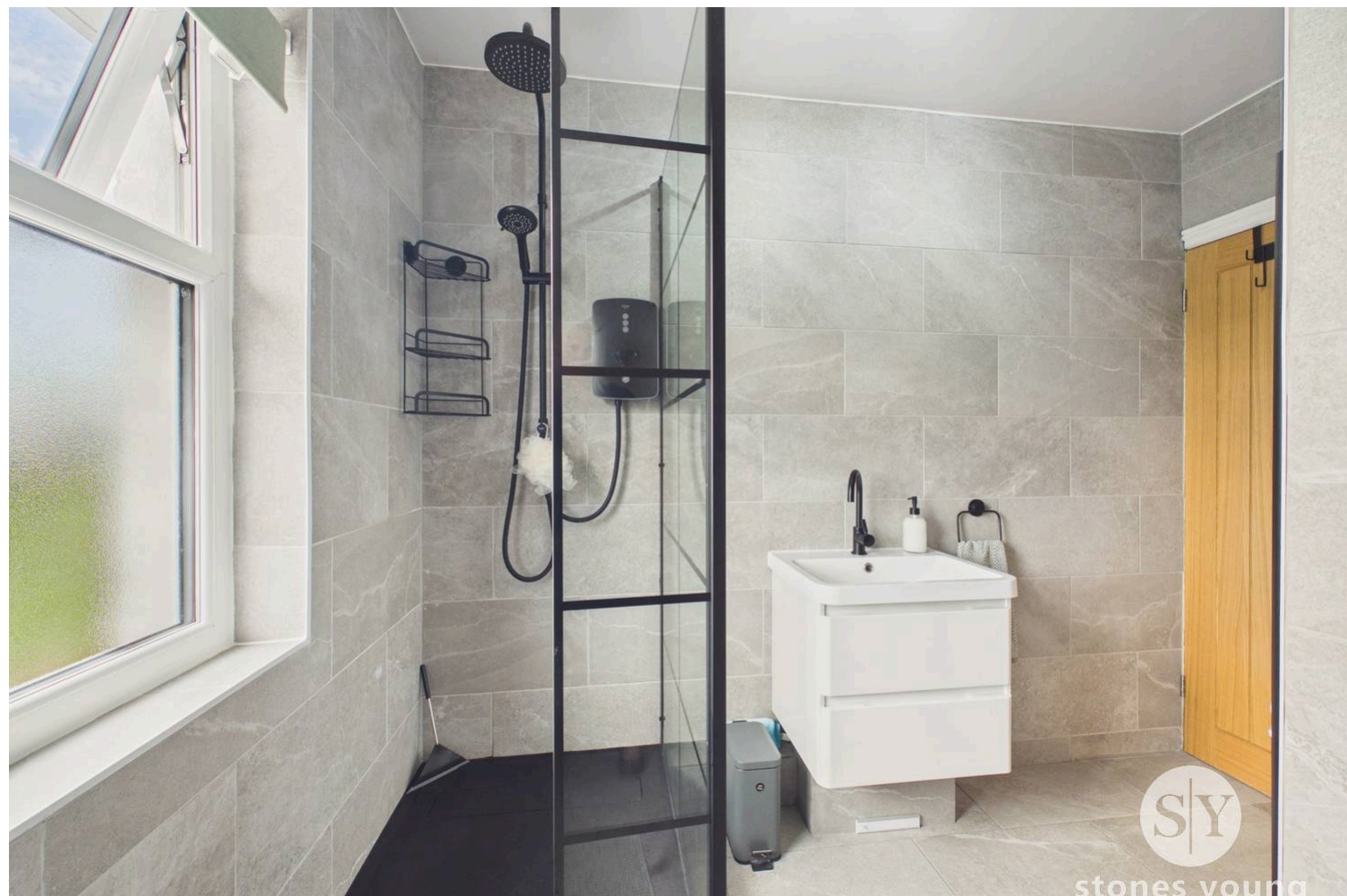
EPC Environmental Impact Rating: F



Nestled in a picturesque semi-rural setting just five minutes from Clitheroe, this immaculate two-bedroom semi-detached house offers an exceptional blend of contemporary comfort and tranquil countryside living. The property has been thoughtfully upgraded by the current owners, boasting a modern fitted dining kitchen that seamlessly flows into the lounge with feature fireplace and stove, where elevated aspects provide delightful views of the surrounding landscape. A front porch welcomes you into the home, while a bright conservatory at the rear creates a versatile space to enjoy the garden outlook year-round. The two bedrooms are served by a newly installed contemporary shower room, ensuring a stylish and functional environment. Recent improvements include a new roof as well as new windows and doors to the main house, providing peace of mind and energy efficiency. The property benefits from electric heating and uPVC double glazing throughout, making it truly move-in ready for a hassle-free purchase. With potential for extension (subject to planning), this freehold home offers flexibility for future growth. Countryside walks begin at your doorstep, inviting you to explore the scenic surroundings and embrace a lifestyle of relaxation and convenience.

The impressive outside space is equally appealing, beginning with a tarmac driveway to the front and side

accommodates up to four cars, ensuring excellent private parking for residents and guests. The beautifully landscaped side garden features newly planted beds, adding colour and interest to the approach. At the rear, a spacious detached tandem garage (measuring approximately 24'7" x 11'8") offers a multitude of uses, currently serving as a stylish bar and garden room and a rear door leading to the garden. The garage also boasts a partitioned utility area, making it ideal for hobbies or practical needs. The rear garden itself is a true sanctuary which is south westerly facing and captures the sun throughout the day until the sun sets which can be enjoyed from the rear patio, attractively landscaped with an artificial lawn, generous stone-flagged patio areas, and decorative stone-pebbled borders. An attractive brick boundary wall, fencing, and railings provide privacy while framing stunning open views across the adjoining fields and towards Kemple End. This exceptional home offers a unique blend of stylish living, generous outside space, and a superb semi-rural location, making it a truly outstanding purchase opportunity.



- Wonderful Semi-Detached House - Stunning Semi-Rural Position
- Beautiful Interior - Recent Upgrades By Current Owners
- Elevated Aspects - Nearby Clitheroe Within 5 Min. Drive
- Impressive South-West Facing Landscaped Gardens - With Views & Open Fields
- 2 Bedrooms; Newly Installed Contemporary Shower Room
- Recently Installed Open Modern Fitted Dining Kitchen Lounge With Views, Front Porch; Conservatory
- Potential For Extension - Subject To Planning
- Spacious 24ft Tandem Detached Garage - Flexible Uses
- Superb Private 4-Car Driveway; Electric Heating, uPVC DG

Entrance Porch

Side entrance porch, newly installed composite double glazed external door.

Lounge

Electric programmable radiator (allowing timed heating), wood style flooring, attractive fireplace with tiled hearth, oak beamed mantle over housing cast iron multi fuel stove, TV point, uPVC double glazed window with fabulous front views over adjoining open fields, open arch inner hallway with built in storage.

Dining Kitchen

Open and airy modern installed fitted kitchen with a range of high gloss wall, base and drawer units with contemporary quartz worktops and upstands, under unit spotlighting and plinth lighting, wood style flooring, built-in double electric oven and grill, induction hob, mirrored splashback, space for fridge and freezer, integral 1½ bowl sink drainer unit with mixer tap and integral drainer, built in dishwasher, integrated recycling bin, uPVC double glazed windows, uPVC double glazed doors, spindle staircase leading to first floor, wood style flooring, internal oak style door, electric programmable radiator, outlooks across garden and adjoining fields.

Conservatory

uPVC and brick construction, wood style flooring, uPVC double glazed french doors to rear onto garden with lovely open rear aspects, glazed uPVC side door.

Landing

Carpet flooring, loft access, uPVC double glazed window.

Bedroom One

Double room with wood style flooring, modern fitted wardrobes, electric programmable radiator, uPVC double glazed window overlooking adjoining fields and Pendle Hill.

Bedroom Two

Carpet flooring, electric radiator, uPVC double glazed window, fabulous elevated views over fields and across towards Kemple End.

Shower Room

Newly installed contemporary 3-pce white suite, corner shower enclosure with electric rainfall shower, glazed screen, wall hung vanity wash basin with mixer tap and drawers under, ladder style radiator, low level w.c., feature wall recess, fully tiled walls and flooring, uPVC double glazed window.



1101 ft²

Reduced headroom
15 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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