



PENDLE BRIDGE, REEDLEY HALLOWS, BB12 9DP



Charming stone-built cottage (circa 1826) set within a secluded row enjoying open views towards Pendle Water and the surrounding countryside. Arranged over three floors, the property offers a cosy lounge, fitted kitchen to the rear, and three bedrooms across the upper floors. Externally there is a small front garden and a private rear garden backing onto open fields. Conveniently located close to local amenities and with easy access to the Barrowford Bypass connecting to the motorway network. Early viewing highly recommended.



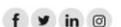
CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying an enviable position within a secluded terrace of charming period cottages, this delightful home enjoys open views towards Pendle Water and the picturesque rural landscape beyond.

Ideally situated, the property is within comfortable walking distance of local shopping amenities and provides convenient access to the Barrowford Bypass, offering excellent connectivity to the wider motorway network, perfect for commuters.

Constructed circa 1826, this attractive stone-built cottage offers well-proportioned accommodation arranged over three floors. The ground floor features a welcoming lounge, full of character, with a fitted kitchen positioned to the rear. To the upper floors are three bedrooms arranged across the first and second levels, providing flexible living space suited to a variety of needs.

Externally, the property benefits from a small garden area to the front, while to the rear there is a private garden backing directly onto open fields, enhancing the sense of peace and countryside living.

A rare opportunity to acquire a characterful home in a desirable setting, early viewing is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, ATTRACTIVE LOUNGE, KITCHEN, TWO BEDROOMS TO THE FIRST FLOOR AND FOUR PIECE BATHROOM, FURTHER THIRD BEDROOM TO SECOND FLOOR WITH ENSUITE SHOWER ROOM, GARDEN TO FRONT, PRIVATE GARDEN TO THE REAR ABUTTING OPEN COUNTRYSIDE BEYOND, . VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panel and opening into:-

Entrance Porch

3'09" x 7'0" UPVC framed double glazed construction set onto dwarf stone walling, quarry tiled floor area, wall light point. Glazed panelled door opening into:-



Reception Room One

17'10" x 16'04" Tiled fireplace with inset electric fire, coved ceiling, open tread stairs with polished wood spindle balustrade ascending to the first floor level with understairs recess, two radiators. UPVC framed double glazed window to the front elevation. Double opening glazed panelled doors opening into:-



Kitchen

7'10" x 12'09" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven / grill and four ring ceramic hob, coordinating worktops and part-tiled walls, plumbing for washing machine. UPVC framed double glazed window and UPVC door with double glazed centre panel opening out into the private rear garden, space for tall fridge freezer, plumbing for washing machine.



First Floor Landing

18'07" x 7'09" Stairs to the second floor level, radiator. UPVC framed double glazed window to the front elevation.

Bedroom One

14'06" x 9'08" UPVC framed double glazed window to the front elevation, radiator. Inbuilt wardrobes with sliding doors.



Bedroom Two

18'01" x 10'10" UPVC framed double glazed window overlooking the rear garden, radiator.



Four Piece Bathroom

6'09" x 7'11" Incorporating panelled bath, low-level WC,, pedestal wash basin and step in glazed shower cubicle with chrome mixer shower fittings over, boarded walls, radiator. UPVC framed double glazed window.

Second Floor Landing

3'10" x 7'05" UPVC framed double glazed window to the side elevation.



Bedroom Three

15'06" x 12'11" Recess over stairs with wash basin set into vanity-style unit and UPVC framed double glazed window to the side elevation, access to eaves storage areas, radiator. UPVC framed double glazed window affording an open outlook to the rear elevation. Access to:-

Ensuite Shower Room

7'10" x 3'06" Two piece suite incorporating low-level WC and corner glazed shower cubicle with shower fittings over, boarded walls and ceiling with inset spot lighting, extractor, chrome heated towel rail.



Outside

Small garden / rockery to the front with bunded oil-tank, paved forecourt. Private garden to the rear with low-maintenance gravelled beds and lawn areas, screened by timber perimeter fencing, inbuilt storage cupboard housing oil-fired central heating boiler.



Tenure : Assumed Freehold

Energy Performance Certificate Rating : E

Council Tax Band : C

Approximate Square Footage : 1,113 SqFt / 103 SqM

Services :

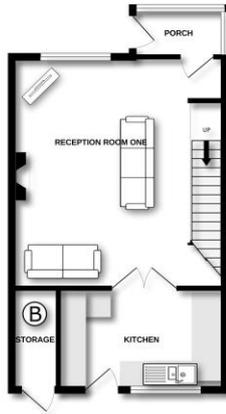
Mains supplies of water and electricity. The central heating is oil fired and supplied by a bunded tank at the front of the property.

Viewing :

By appointment with our Burnley office.



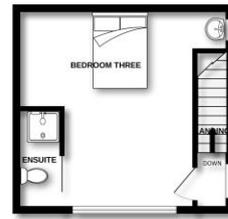
GROUND FLOOR
441 sq. ft. (41.0 sq.m.) approx.



FIRST FLOOR
418 sq. ft. (38.9 sq.m.) approx.



SECOND FLOOR
253 sq. ft. (23.5 sq.m.) approx.



THREE BEDROOM COTTAGE

TOTAL FLOOR AREA : 1113 sq. ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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