2 Pendle View, Grindleton

£240,000 Freehold

Charming two-bed stone cottage in sought after Grindleton with open lounge and dining room, cream fitted kitchen, two shower rooms, south-facing patio, communal garden, Pendle Hill & woodland views, and good on street parking. Freehold. Peaceful village location.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Nestled in the heart of Grindleton village, this charming two-bedroom stonebuilt terraced cottage forms part of an exclusive elevated row of just five unique homes. Exuding character and warmth throughout, the property features an impressive lounge with a striking stone fireplace and wood burning stove, creating a welcoming atmosphere ideal for relaxing or entertaining open plan to a spacious dining room which seamlessly connects to a light-filled kitchen, while thoughtful updates include a recently added modern 3-pce shower room and an additional ground floor shower room (perfect for guests or busy mornings). Both bedrooms are doubles, offering comfortable, flexible accommodation and peaceful retreats. The cottage benefits from gas central heating and uPVC double glazing, ensuring year-round comfort, and is presented as a freehold, hassle-free purchase. Its wonderful position affords captivating views of Pendle Hill, while the rear of the property adjoins an attractive woodland area, providing an ever-changing natural backdrop and a sense of tranquillity. Good on-street parking is available, further enhancing the convenience of this delightful home.

The outside space at Hillside Cottage perfectly complements its inviting interior. Approached via a stone flagged pathway flanked by planted garden borders, the property's south-facing stone gravel patio provides a charming spot for relaxation. Residents of the row enjoy shared access to a beautifully maintained communal lawned garden, attractively landscaped and offering lovely open aspects towards Pendle Hill. A separate timber storage shed provides practical space for garden tools or outdoor equipment. To the rear, the cottage opens directly onto Buck Street and Greendale Woods, an inviting public area that offers scenic woodland walks and a peaceful escape into nature just steps from your door. The elevated setting ensures both privacy and panoramic rural views, making this cottage a rare opportunity to embrace village life in a truly picturesque setting.

- Charming Stonebuilt Cottage In Grindleton Village
- Beautiful Elevated Row Of Just 5 Unique Cottages
- South Facing Patio With An Impressive Communal Lawn
- 2 Double Bedrooms; Recently Added Modern Shower Room
- Excellent Interior With Character, Impressive Fireplace & Stove
- Spacious Lounge, Dining Room & Light Filled Kitchen
- Additional Ground Flr Shower Room; Gas CH & uPVC Double Glazing
- Wonderful Position & Setting - Pendle Hill Views
- Adjoins Attractive Rear Woodland Area; Timber Storage Shed
- Freehold; Hassle Free Purchase; Good On Street Parking

Entrance Vestibule
uPVC double glazed front door, laminate flooring, feature wood beam, internal wood glazed window and door.

Lounge
Attractive spacious living area, uPVC double glazed window with beautiful outlooks over patio, lawned communal garden and across towards Pendle Hill. Feature wood beams, TV point, panel radiator, alcove area with lighting, impressive stonebuilt fireplace and hearth with cast iron wood burning stove. Open to dining room:

Dining room
Panel radiator, spindle staircase to first floor, storage cupboard.

Kitchen
Cream wood style fitted kitchen with an arrangement of wall base and drawer units, sink drainer unit with mixer tap, electric double oven and grill, 4-ring ceramic hob and extractor filter canopy over, plumbing for dishwasher and washing machine, built-in wine chiller, karndean wood style flooring, recessed spotlighting, tiled walls, uPVC double glazed window with private outlooks across towards a woodland area, uPVC double glazed external rear door, alarm control panel.

Shower room
Ground floor 3-pce white suite, double shower enclosure with electric shower, hand wash basin, low-level w.c., part tiled walls, feature ceiling beam, uPVC double glazed frosted window, panel radiator, wood style karndean flooring.

Landing
Velux window.

Bedroom One
Double room, carpet flooring, panel radiator, uPVC double glazed window with fantastic elevated views over garden area and across towards Pendle Hill and open countryside.

Bedroom Two
Double room, carpet flooring, panel radiator, uPVC double glazed window, feature panelled wall, built in storage cupboards, also housing wall mounted combination gas central heating boiler, loft access with ladder and partly boarded area.

Shower Room
Modern recently installed white 3-pce suite, double shower enclosure with thermostatic shower, low level w.c., vanity wash basin with mixer tap, cupboard under, chrome ladder style radiator, wood style flooring, tiled finish shower panel walls.

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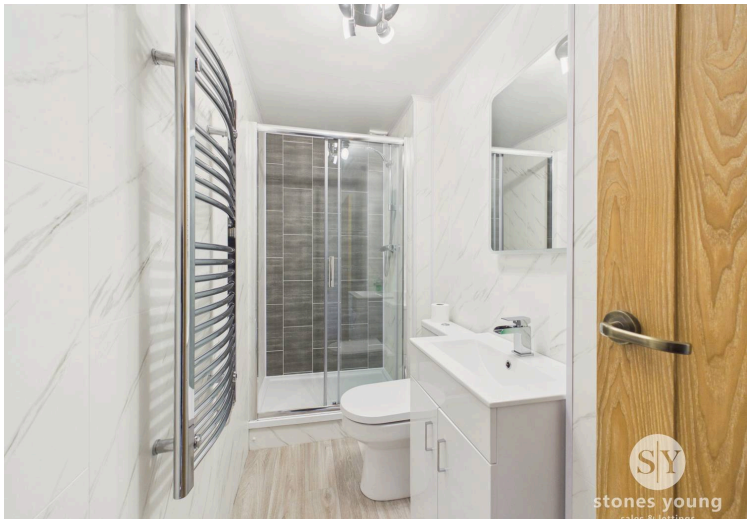
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Approximate total area(1)

744 ft²

(1) Excluding balconies and terraces

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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