





1 Harrison Terrace, Grindleton

£229,000 Freehold

Charming stone end-cottage in sought-after Grindleton village over 3 floors with 3 bedrooms, modern kitchen, lounge with open fireplace, driveway parking, shared patio, 2 stores, No chain.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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This stunning stonebuilt end terrace cottage presents a rare opportunity to acquire a home of character and distinction in the heart of Grindleton village, designated as a Property of Townscape Merit within the conservation area. Arranged over three beautifully appointed floors, the property successfully blends period charm with modern comforts, creating an inviting atmosphere ideally suited to first-time buyers, downsizers or those seeking a home with unique appeal. Upon entry, a delightful lounge welcomes you with its feature open fireplace, perfect for cosy evenings, while the cream fitted kitchen is equipped with appliances and a large storage cupboard, offering both practicality and style. The property offers three generous double bedrooms (including attic) and a modern three-piece bathroom, all finished to a high standard. With freehold tenure and no onward chain, this is a hassle-free purchase in a wonderful setting, enjoying picturesque views towards Pendle Hill and a coveted position within a vibrant village community.

Outside, the property benefits from a tarmac driveway to the front, providing private parking for one car, a rare advantage in such a sought-after location. A side gate (with right of access through neighbouring cottages' front gardens) leads to a shared stone flagged patio garden area at the top of the row, offering a tranquil space for outdoor relaxation and entertaining. Two separate external stores are dedicated to the property, providing excellent storage solutions. ALSO BY SEPARATE NEGOTIATION - there is a superb stonebuilt home office or studio. (please ask for further details on pricing if required). The combination of private and shared outdoor spaces, together with the practicality of dedicated storage, ensures this charming cottage caters to a range of lifestyles, all within a setting of historic and architectural significance. An internal inspection is highly recommended.

- Stunning Stonebuilt End Terrace Cottage
- Beautiful Characterful Interior Over 3 Floors
- Driveway Parking For 1 Car; Attractive Shared Patio Garden
- 3 Double Bedrooms & Modern 3-pce Bathroom
- Delightful Lounge With Feature Open Fireplace
- Cream Fitted Kitchen With Appliances & Large Storage Cupboard
- No Onward Chain; Hassle Free Purchase; Freehold Tenure
- Sought-After Heart Of The Village Location
- Wonderful Position & Setting - Pendle Hill Views



Lounge
External feature solid wood panel front door, alarm control panel, part Amtico wood style flooring upon entrance, double panel radiator, attractive feature slate and timber open fireplace and hearth, TV point, built-in cupboards and shelving in alcove area, timber framed sash style single glazed windows to the front and side elevations with pleasant aspects, recessed spotlighting, door and staircase to first floor.

Kitchen
Attractive cream fitted wall base and drawer units with contrasting wood style laminate worktops, tiled splashback, timber framed single glazed sash style window, sink drainer unit with mix tap, appliances including, washing machine, fridge freezer, dishwasher, free standing electric double oven and hob with extractor filter canopy over, kick plinth heater, amtico wood style flooring, cupboard housing wall mounted Worcester combination gas central heating boiler, large built-in under stairs storage cupboard also housing shelving and lighting.

Landing
Wood panel door and staircase leading to attic bedroom, internal feature stained glass window.

Bedroom One
Double room, carpet flooring, panel radiator, modern wardrobes, drawers and shelving unit, tongue and groove style panelled wood door, large timber frame framed sash style single glazed window with elevated distant views across towards Pendle Hill.

Bedroom Two
Small double room, carpet flooring, panel radiator, feature wood panel door, internal timber framed stained glass window to landing, timber framed sash style single glazed window, TV point.

Bathroom
Modern 3-pce white suite, panelled p-shape shower bath with mixer tap, direct feed shower over, low level w.c., pedestal wash basin with mixer tap, ladder style radiator, fully tiled walls, recessed spotlighting, timber framed double glazed window, pleasant outlooks.

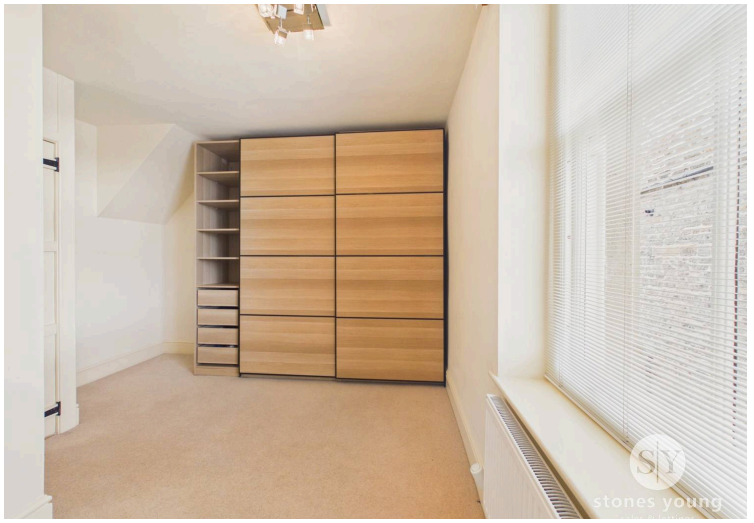
Attic Bedroom Three
Excellent spacious double attic bedroom, carpet flooring, wood spindle balustrade, panel radiator, window skylight with integrated blinds, recessed spotlighting, TV point, ceiling beams, large storage cupboards into the eaves with carpet flooring and lighting.

(By Separate Negotiation) External Home office
(Available by separate negotiation) Separate stonebuilt external home office, perfect for remote working or for providing additional flexible storage space, fully insulated with electric wall heater, power, lighting, security alarm, telephone point, external wood door and timber framed window, cupboard storage and electric meter. Loft access with ladders leading to full boarded storage area. (office is situated at the far end of the row).


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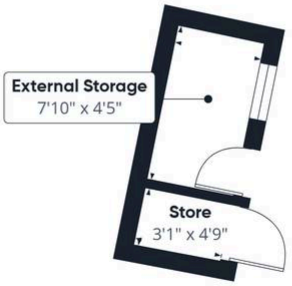
Floor 0 Building 1



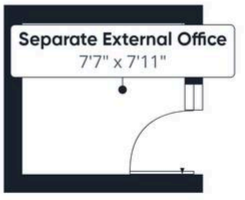
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area(1)

896 ft²

Reduced headroom

159 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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