



Occupying a charming position within the highly sought-after village of Grindleton, within the Grindleton Conservation Area and designated as a Property of Townscape Merit, this beautifully presented three-bedroom end cottage offers characterful accommodation arranged over three floors, complemented by off-road parking, useful stone-built outbuildings and delightful communal garden space enjoying views towards Pendle Hill.

Immaculately maintained throughout, the property successfully blends period charm with modern comforts, creating a home ideally suited to first-time buyers, downsizers or those seeking a character property within one of the Ribble Valley's most desirable villages.

The property immediately impresses with its attractive stone façade and welcoming appearance, whilst internally a wealth of original features combine with tasteful décor to create a warm and inviting atmosphere throughout. Its designation as a Property of Townscape Merit reflects its contribution to the historic character and architectural interest of the village, further enhancing its appeal.

The accommodation begins with a charming lounge accessed via a feature timber entrance door. This attractive reception room is centred around a slate and timber open fireplace, creating a focal point rich in character. Sliding sash windows provide excellent natural light, whilst bespoke pitch pine alcove shelving and traditional detailing further enhance the room's appeal. A staircase rises to the first floor from the lounge, adding to the cottage's characterful layout.

Positioned to the rear, the kitchen is fitted with an attractive range of cream shaker-style wall and base units complemented by practical work surfaces. Integrated cooking facilities include a double oven and electric hob, fridge/freezer, together with a washing machine and dishwasher. A useful pine-clad under-stair storage cupboard provides additional practicality.

To the first floor, the landing features an attractive stained-glass window which borrows light into the space and provides access to two bedrooms and the family bathroom. The principal bedroom is a comfortable double room with ample space for bedroom furniture, whilst the second bedroom can also accommodate a double bed, offering flexibility for family living or guest accommodation.

The bathroom is fitted with a three-piece suite comprising a P-shaped bath with shower over, pedestal wash basin and dual-flush WC, complemented by tiled wall finishes.

A secondary pine staircase rises to the second floor where a charming third bedroom is positioned within the roof space. Benefiting from a Velux roof window and useful eaves storage, this versatile room could equally serve as a guest bedroom, home office or hobby room.

Externally, the property offers features rarely associated with cottages of this nature. A tarmac driveway provides valuable off-road parking for one vehicle. Of particular note is the stone-built office positioned at the opposite end of the row of terraces, with overhead storage accessed via a loft ladder, offering a fantastic and highly versatile space ideal for home working, a studio, gym or additional recreational accommodation. Further stone-built external stores provide additional storage solutions.

Residents also benefit from access to attractive communal paved seating areas, creating an enjoyable outdoor space to relax and socialise whilst taking full advantage of the open views towards Pendle Hill and the surrounding countryside.

Character cottages within Grindleton remain consistently sought-after, particularly those offering such a combination of original features, versatile outbuildings, off-road parking and immaculate presentation. With accommodation arranged over three floors and enjoying a wonderful village setting in the heart of the Ribble Valley, this is a superb opportunity to acquire a home of genuine charm and character.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

E (49).

## Council Tax

Band C.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP

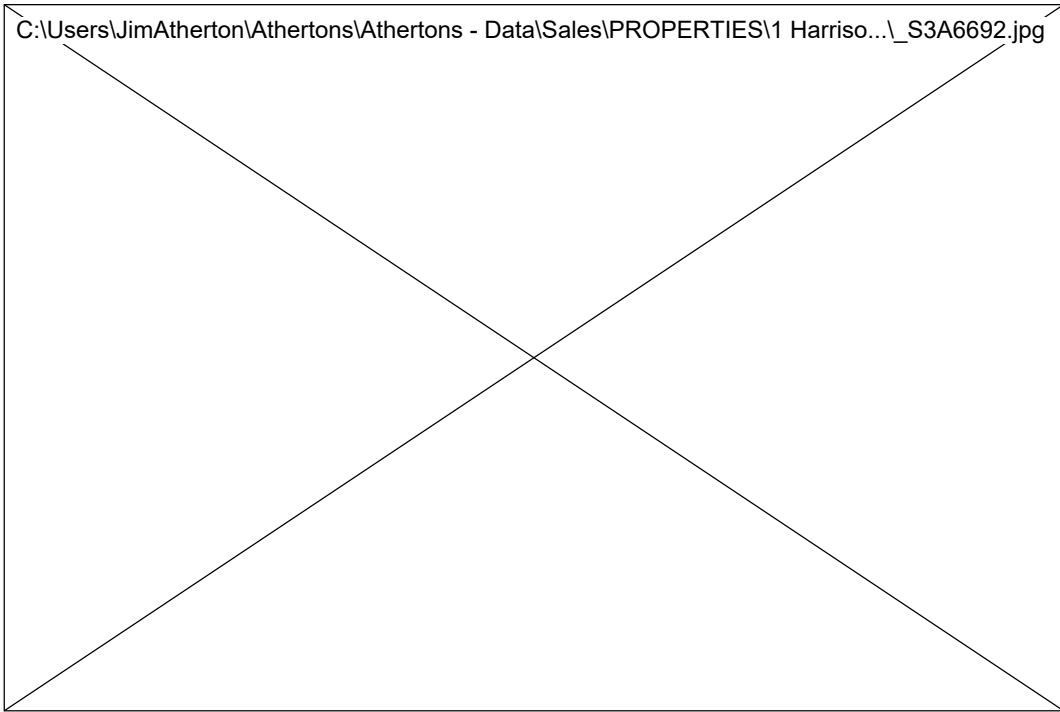
Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm  
**01254 828810**

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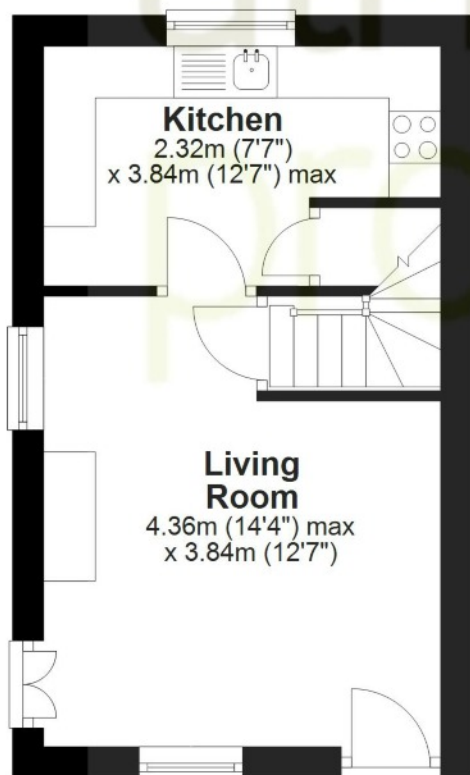
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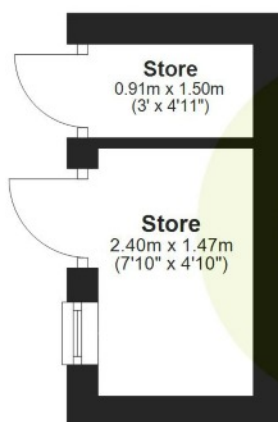
## Ground Floor

Main area: approx. 31.6 sq. metres (340.2 sq. feet)  
Plus outbuildings, approx. 5.0 sq. metres (54.2 sq. feet)



## First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



## Second Floor

Approx. 19.7 sq. metres (212.6 sq. feet)  
(excluding Eaves)



Main area: Approx. 77.4 sq. metres (833.0 sq. feet)

Plus outbuildings, approx. 5.0 sq. metres (54.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.





