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BB7 4RS

Bank Hall Cottages, Sawley Road, Sawley
£825 Per Month

• Two Bedroom Mid Cottage • Highly Desirable Sawley Location • Available With No Chain • Character Features Throughout • Enclosed Rear Garden / Yard • Ideal First Home Or Investment

A charming two bedroom mid cottage positioned in the heart of the highly desirable village of Sawley, surrounded by beautiful Ribble Valley countryside. This attractive stone-built home is full of character, with features including exposed stonework, beams and a striking stone fireplace with cast iron stove, creating a warm and inviting cottage feel throughout. The accommodation comprises a front kitchen, spacious rear living room with access out to the garden, two first floor bedrooms, bathroom and useful landing storage. Externally, the property benefits from an enclosed, low-maintenance rear garden with paved seating areas, gravelled sections, stone wall boundaries and storage shed. A lovely home in a sought-after village setting, ideal for those looking for a Ribble Valley retreat.

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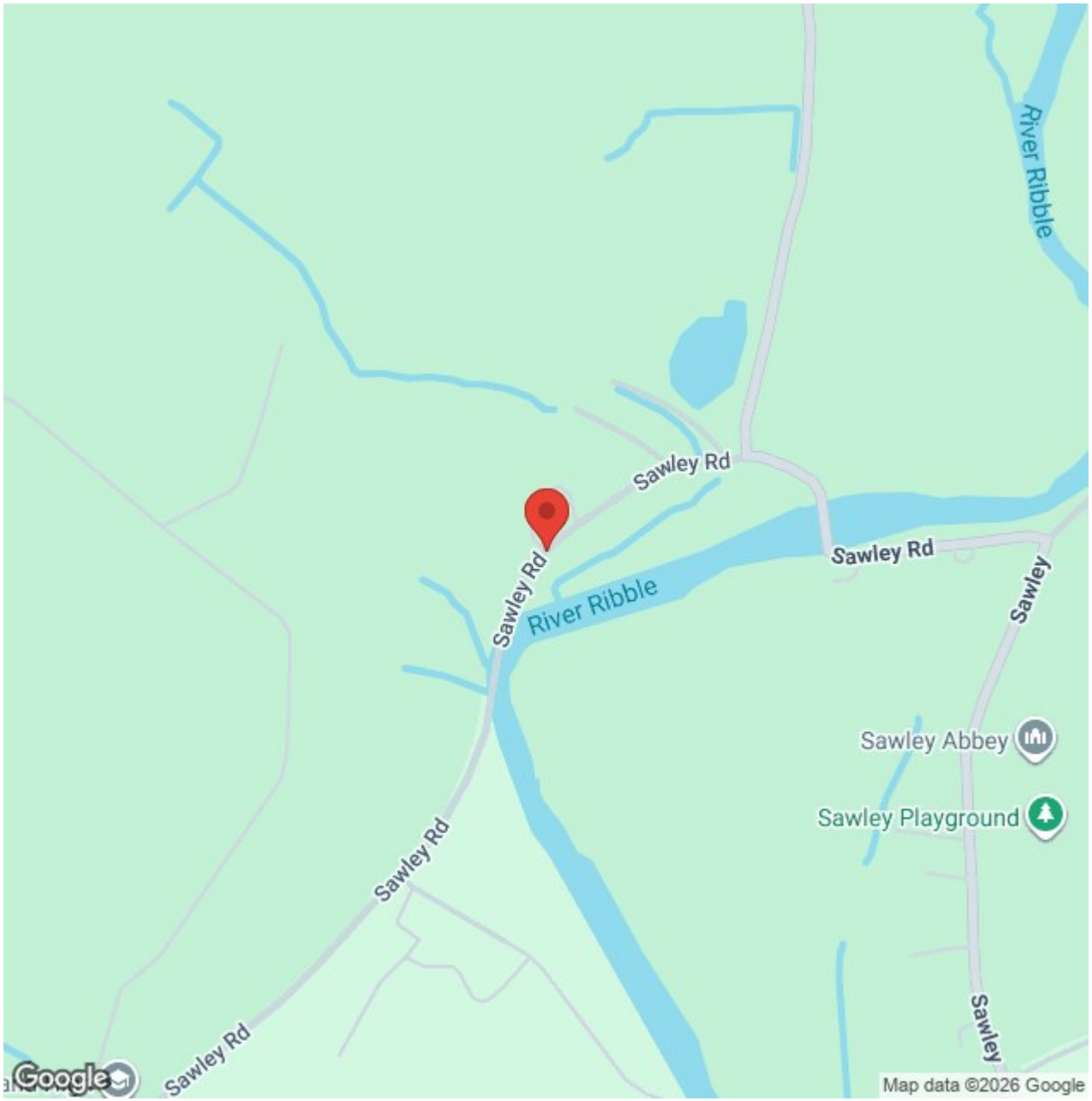
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River Ribble
Sawley Rd
Sawley Rd
Sawley Rd
River Ribble
Sawley Rd
Sawley
Sawley Abbey
Sawley Playground
Sawley Rd
Sawley
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Harrop Fold
Holden
Bolton by Bowland
River Ribble
Sawley
A59
Grindleton
Chatburn
Downham
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Lancashire

A charming two bedroom mid cottage positioned in the heart of the highly desirable village of Sawley, surrounded by beautiful Ribble Valley countryside. This attractive stone-built home is full of character, with features including exposed stonework, beams and a striking stone fireplace with cast iron stove, creating a warm and inviting cottage feel throughout. The accommodation comprises a front kitchen, spacious rear living room with access out to the garden, two first floor bedrooms, bathroom and useful landing storage. Externally, the property benefits from an enclosed, low-maintenance rear garden with paved seating areas, gravelled sections, stone wall boundaries and storage shed. A lovely home in a sought-after village setting, ideal for those looking for a Ribble Valley retreat.

GROUND FLOOR
Having a solid wood stable style front door leading into:

KITCHEN 12'4" x 8'1" (3.78m x 2.47m)
Positioned to the front of the cottage, the kitchen is fitted with a range of cream wall, base and drawer units, complementary work surfaces and tiled splashbacks. There is an integrated oven with gas hob and extractor above, inset sink unit beneath the window, tiled flooring, recessed ceiling spotlights and space for a small dining table if required. The room also benefits from a charming cottage-style entrance door, adding to the character of the home.

LIVING ROOM 12'4" x 15'3" (3.78m x 4.67m)
A welcoming living room positioned to the rear of the cottage, enjoying plenty of character with exposed stonework, feature beams and a striking stone fireplace housing a cast iron stove. The room is finished with wood flooring, recessed ceiling spotlights and has direct access out to the rear garden, creating a charming and comfortable main reception space.

FIRST FLOOR / LANDING
The first floor landing provides access to both bedrooms and the bathroom, with a carpeted staircase rising from the living room below. The space is light and simply presented, with neutral décor, a useful storage cupboard and cottage-style internal doors continuing the character feel of the home.

BEDROOM ONE 12'4" x 8'3" (3.77m x 2.53m)
A well-proportioned double bedroom positioned to the front of the cottage, enjoying a pleasant outlook and a bright, neutral finish. The room has carpet flooring, a feature beam and space for freestanding bedroom furniture, making it a comfortable main bedroom.

BEDROOM TWO 12'2" x 7'7" (3.73m x 2.33m)
A second bedroom positioned to the rear of the cottage, overlooking the enclosed garden area and greenery beyond. The room is neutrally presented with carpet flooring, a feature beam and space for bedroom furniture, making it ideal as a guest bedroom, dressing room or home office.

BATHROOM 9'3" x 4'4" (2.84m x 1.34m)
Positioned to the rear of the cottage, the bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, low level WC and pedestal wash hand basin. The room is finished with tiled walls and flooring, recessed ceiling spotlighting and a window providing natural light, while enjoying a pleasant outlook towards the greenery beyond.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/bank-hall-cottages-sawley

LOCATION
Sawley is a beautiful and highly desirable Ribble Valley village, surrounded by open countryside and well known for its charming setting, attractive stone-built homes and peaceful village atmosphere. The property is ideally placed for those looking to enjoy rural village living while remaining within easy reach of Clitheroe, Skipton and the surrounding Ribble Valley villages. The village is home to the popular Spread Eagle Inn and is close to scenic walks, countryside routes and the nearby River Ribble, making it a superb choice for buyers wanting character, charm and access to the outdoors. Clitheroe town centre is only a short drive away and offers a wider range of shops, bars, restaurants, supermarkets, schools and transport links.

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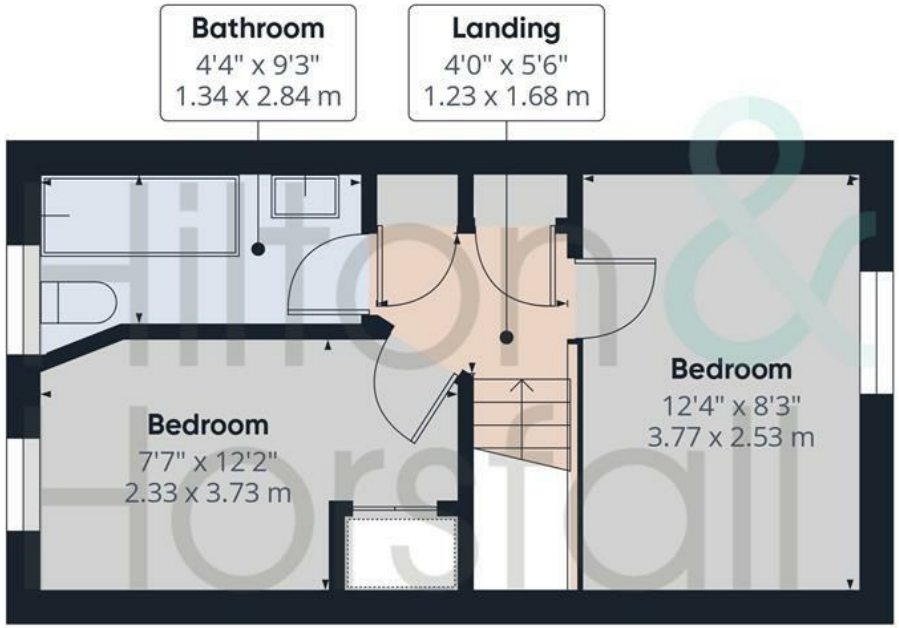
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OUTSIDE

Externally, the cottage enjoys a charming stone-built frontage, forming part of an attractive row of cottages within the beautiful and highly desirable village of Sawley. To the rear is an enclosed, low-maintenance garden area, designed mainly with gravel and paved seating spaces, creating a private outdoor area ideal for sitting out. The garden also benefits from fenced and stone wall boundaries, gated access and a useful storage shed.



Ground Floor



Floor 1



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Approximate total area(1)

544 ft²

50.6 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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