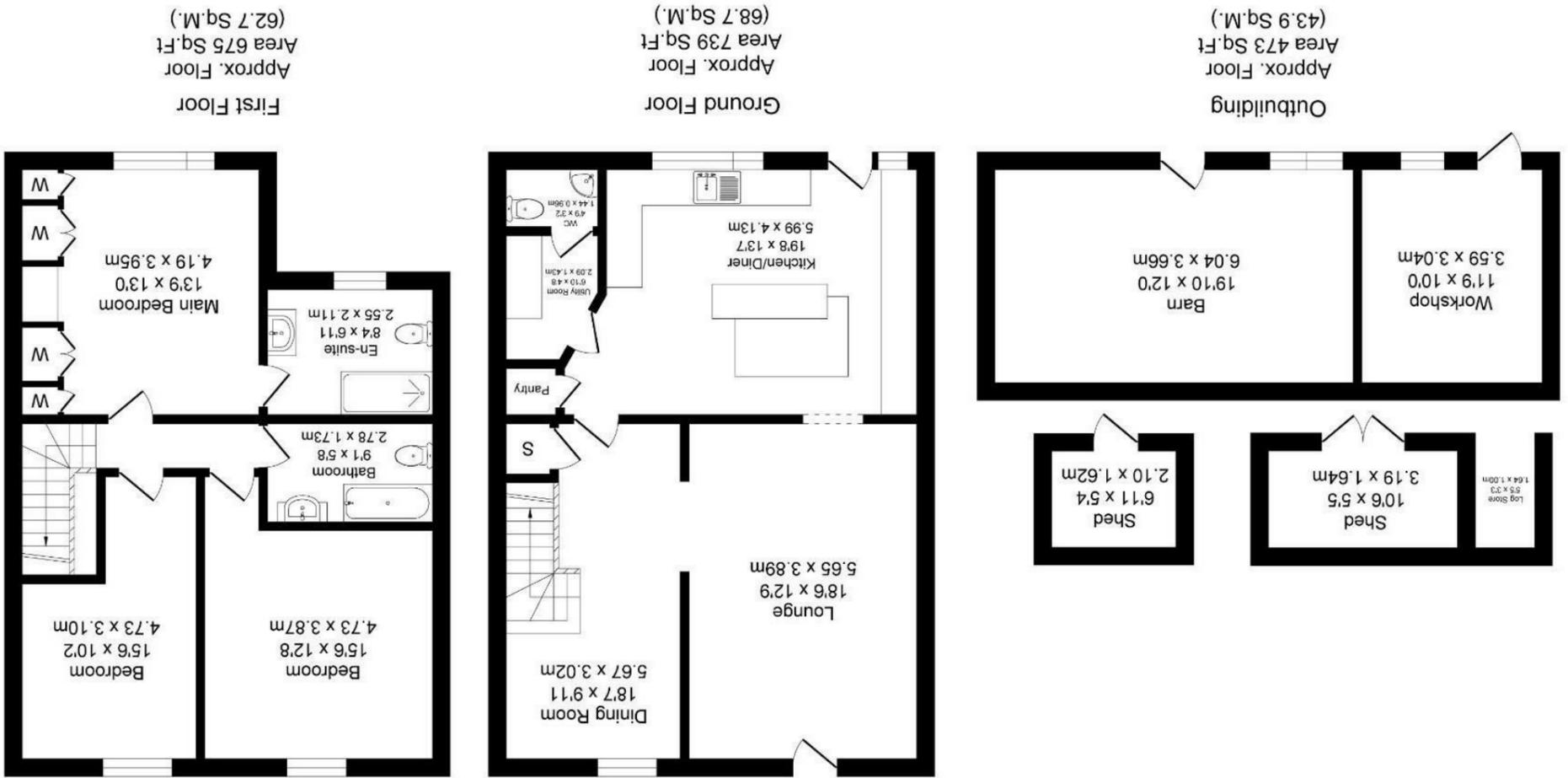




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

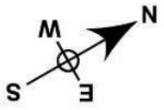


First Floor
Approx. Floor Area 675 Sq.Ft (62.7 Sq.M.)

Ground Floor
Approx. Floor Area 739 Sq.Ft (68.7 Sq.M.)

Outbuilding
Approx. Floor Area 473 Sq.Ft (43.9 Sq.M.)

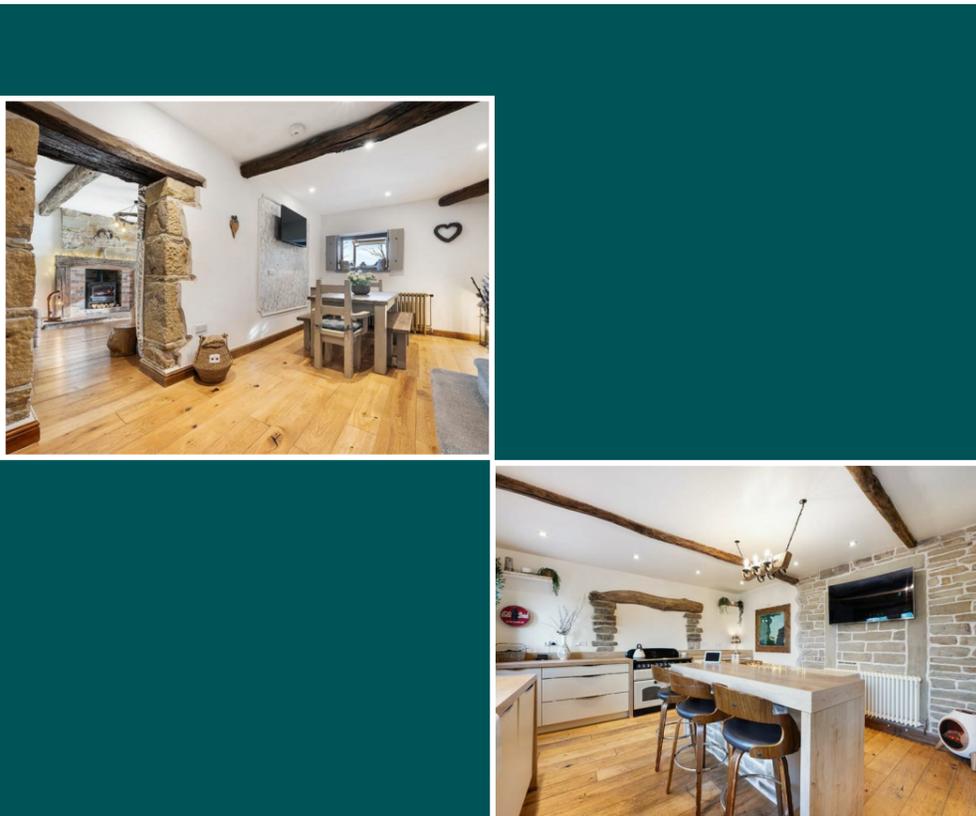
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ridehalgh Lane, Briercliffe
Total Approx. Floor Area 1887 Sq.ft. (175.3 Sq.M.)



Asking Price £575,000



Higher Ridehalgh Farm Ridehalgh Lane
Briercliffe
Burnley
BB10 3RA



Council Tax Band: D



Petty Real are thrilled to present to the market Ridehalgh Lane, Briercliffe – a truly exceptional three-bedroom cottage set within one of the area's most sought-after semi-rural locations. Boasting picturesque countryside views and an abundance of charm, this beautiful home offers the perfect setting for long-term family living.

Internally, the property is rich in character, featuring stunning exposed stonework and a warm, inviting atmosphere throughout. Externally, the home continues to impress with two off-road parking spaces, a convenient EV charging point, and versatile outbuildings ideal for use as a workshop, home office or creative studio space.

Opportunities to acquire a home of this calibre and setting are rare. If you are searching for your next forever home in a desirable countryside location, do not hesitate to contact the team at Petty Real to arrange your viewing.

Property Description

Externally, off-road parking is conveniently positioned to the rear, accessed via the kitchen – immediately setting the tone for the practical layout this home offers.

The heart of the property is the impressive kitchen (5.9m x 4.1m), a superb space for both everyday family life and entertaining. Featuring a Rangemaster range cooker, Belfast sink and integrated wine cooler, this room perfectly blends cottage charm with modern convenience. A useful pantry provides additional storage, while the adjoining utility room (2.1m x 1.4m) offers further worktop space and plumbing for a washing machine. Located off the utility is a downstairs W/C (1.4m x 1.0m), fitted with a two-piece suite comprising low-level WC and wash basin.

Leading from the kitchen is the spacious dining room (5.6m x 3.0m), offering ample space for a large dining table – an ideal setting for hosting family gatherings and special occasions. The staircase to the first floor is also located here, creating a natural flow through the home. Adjacent is the cosy yet generously proportioned lounge, complete with a charming log burner and plenty of room for a large sofa, additional seating and media furniture. A door from the lounge opens directly onto the garden, seamlessly blending indoor and outdoor living.

The rear garden is thoughtfully arranged with a decking area – perfect for relaxing on summer evenings – alongside a lawned section that provides an excellent space for children to play.

To the first floor, the master bedroom (4.2m x 3.9m) is positioned above the kitchen and benefits from excellent proportions, integrated wardrobes and space for a variety of furniture layouts. The room is further enhanced by a stylish three-piece en-suite (2.5m x 2.1m) featuring a walk-in shower, wash basin and toilet, complemented by the luxury of underfloor heating – creating a private and comfortable sanctuary.

Across the landing are two further generously sized bedrooms (4.7m x 3.8m and 4.7m x 3.1m). Rarely do cottages offer bedrooms of such scale, making them ideal as children's rooms, guest accommodation or dedicated home office spaces. The family bathroom completes the first floor and features a beautifully presented three-piece suite, including a rainfall shower over a roll-top bath set on an elevated platform, a stylish sink unit and WC.

Positioned across from the main house are a range of highly versatile outbuildings. A workshop (3.6m x 3.0m) provides the perfect environment for creative projects or those running a business from home. Adjacent is a larger barn space (6.0m x 3.6m), offering fantastic potential as a games room, studio or fully separate home office for remote working. In addition, there are two further sheds, ideal for storage, along with a dedicated log store.

This is a home that effortlessly combines character, space and flexibility – both inside and out – making it a truly rare opportunity in such a desirable location.

View more about this property online....

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