

BEECH COTTAGE
HIGHER CHAPEL LANE
GRINDLETON
BB7 4RJ

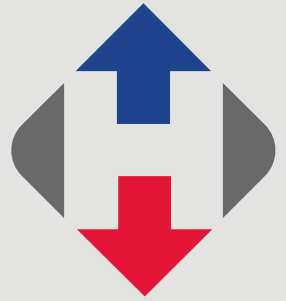


£349,995



- Truly stunning semi-detached cottage
- Presented to the highest of standards
- Elevated gardens with distant views
- Bespoke dining kitchen; driveway
- 2 double bedrooms, bathroom
- Hillside location on the village outskirts
- Gas CH & hardwood double glazing
- 85 m2 (920 sq ft) approx.

Situated on the hillside above Grindleton at the end of a private road, Beech Cottage enjoys a truly stunning outlook over the cottage garden, Grindleton village and the Ribble Valley beyond with a backdrop of Pendle Hill. The cottage benefits from a driveway for two cars, a charming well stocked garden with raised stone patio and accommodation presented to the absolute highest of standards.



An open porch leads through to a living room with ornate feature fireplace and a truly stunning bespoke fitted dining kitchen with patio doors, pantry area and utility cupboard. On the first floor are two good sized bedrooms both with distant views through fully opening windows and a high quality bathroom suite with Villeroy and Boch fittings. This property must be viewed to be fully appreciated.

LOCATION: Leave the town of Clitheroe on Chatburn Road and follow the road over the next roundabout and into the village of Chatburn. In the centre turn left onto Ribble Lane and follow the road down and along crossing the river and into Grindleton. At the T junction turn right and proceed up the hill into the main part of the village. Turn left onto Main Street and follow this road up the hill for a short while. Just before the bus turning on the right hand side turn right up Higher Chapel Lane. Follow this lane up and Beech Cottage can be found on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

DINING KITCHEN: 6.0m x 3.7m max (19'8" X 12'0" max); with a bespoke fitted kitchen in solid wood with centre island and Travertine work surface incorporating a double drainer ceramic sink unit. There is an electric AGA, fitted fridge-freezer and pull-out drawer dishwasher, stone floors, hardwood double glazed patio doors with

shutters onto the front garden, low voltage lighting and double glazed Velux window.

PANTRY: With low voltage lighting and stone floor.

UTILITY CUPBOARD: With stone floor, low voltage lighting, plumbed and drained for an automatic washing machine.

OPEN PORCH: With doorway into the living room.

LIVING ROOM: 4.8m x 4.1m (15'7" x 13'4"); with exposed stone feature wall, cosmetic feature fireplace with ornate surround, wooden floors, hardwood window with window seat and shutters, staircase to the first floor landing and meter cupboard.





FIRST FLOOR:

LANDING: With built-in storage cupboard and built-in airing cupboard with Vaillant combination central heating boiler.

BEDROOM ONE: 4.2m x 3.5m (13'8" x 11'6"); with built-in wardrobes to one wall, double glazed windows with a stunning view over the surrounding gardens and Ribble Valley countryside.

BEDROOM TWO: 2.9m x 2.9m (9'8" x 9'5"); with attic access point and double glazed windows with stunning views over the surrounding gardens and Ribble Valley countryside.

BATHROOM: With 3-piece suite comprising a panelled bath with a plumbed rainfall shower over and vanity screen, Villeroy and Boch low level w.c., Jacuzzi wash handbasin, floating shelf, double glazed windows with shutters, low voltage lighting, extractor fan, tiled floor and part-tiled walls.

OUTSIDE: The property is approached via a private lane and benefits from a gravelled driveway providing off-road parking for two cars. A stone pathway leads through a wrought iron

gate to a raised country cottage garden which is well stocked with flower beds, shrubs, hedges and a raised stone patio area enjoying a superb uninterrupted view over the gardens, Grindleton village and beyond towards Pendle Hill and the Ribble Valley. The garden enjoys a south-easterly aspect. The property must be viewed to be fully appreciated.

HEATING: Gas fired hot water central heating system & AGA, complemented by double glazed windows in hardwood frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

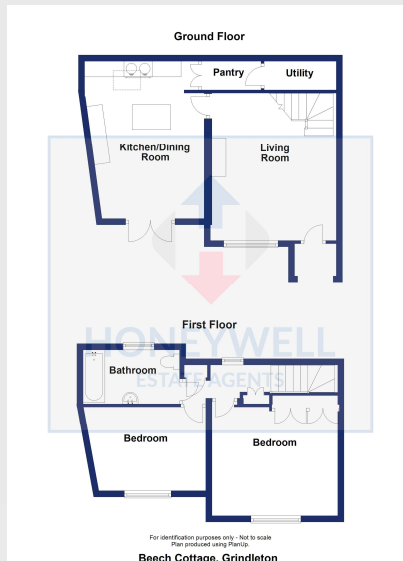
EPC: The energy efficiency rating is C.

TENURE: Freehold.

VIEWING: By appointment with our office.

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*Beech Cottage, Grindleton, BB7 4RJ
MJ/CJ/090421*

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