

WINDY RIDGE  
ROUGHLEE  
BB9 6NP

Offers around £210,000

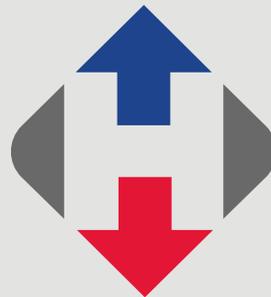


- Historic character cottage
- 3 bedrooms & bathroom
- Tiered lawned gardens
- Superb development opportunity
- Large dining kitchen
- Central village location
- Separate garage & parking
- 86 m2 (928 sq ft) approx.

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**Windy Ridge is an attractive stonebuilt three-bedroom home, situated in the highly sought-after village of Roughlee. The property offers a rare development opportunity to create a characterful family home in the heart of this historic Pendle village.**

**Featuring a delightful tiered garden with views of the village, pub and countryside, the house offers fantastic potential. The front door opens into a conservatory before leading into a spacious kitchen/dining room with original beams and a brightly lit living room with fireplace and garden views. A staircase leads to three bedrooms and a bathroom. A short walk away from the house is a detached garage with additional private parking to the front. Viewing is essential to appreciate the exceptional potential of this lovely cottage.**



**LOCATION:** Travelling into Roughlee from the Barrowford direction proceed over the bridge and turn right in front of The Bay Horse public house, turn first left into Stang Top Road and the cottage is the white house second on the right.

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

**ENTRANCE PORCH/CONSERVATORY:** 3.9m x 1.3m (12'7" x 4'4"); with white uPVC construction with wall-light points and half-glazed door leading to:

**DINING KITCHEN:** 5.8m x 4.5m (19' x 14'9"); with feature exposed beams, staircase off to first floor, a spacious dining kitchen with fitted wall and base units, one bowl single drainer sink unit with mixer tap, electric oven, 4-ring electric hob with extractor. Spacious dining area, understairs storage area and cupboard.

**LOUNGE:** 4.3m x 3.3m (14'2" x 10'10"); with two windows to front elevation and one to side with outlooks across the garden, feature exposed beams, wall-light points, television point, Parquet flooring and fireplace housing electric fire with stone surround.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 4.2m x 2.7m (13'8" x 8'10"); with exposed beams, built-in wardrobes with cupboards over.

**BEDROOM TWO:** 3.3m x 2.8m opening to 3.4m (10'10" x 9'1" opening to 11'3"); with built-in storage cupboard, two windows to front elevation, television point and exposed beam.





**BEDROOM THREE:** 3.2m x 1.7m opening to 2.5m (10'6" x 5'5" opening to 8'4"); with feature exposed beam, wall-light point and bath with shower tap fitment.

**BATHROOM:** With 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath, part-tiled walls and extractor.

**OUTSIDE:** To the front of the property is a gated access leading to a stone paved forecourt garden with stone boundary wall, external oil central heating boiler and cold water tap. Situated directly across from the forecourt garden across the road is a bin area and coal shed whilst to the side of the house there are steps up to a 2-tier garden with lawn and mature planting steps and pathways, outlooks across Roughlee and oil storage tank. Situated separately from the house within 2 minutes walk located just off Pasture Lane is a detached garage with parking area in front.

**HEATING:** Oil fired central heating system complemented by sealed unit double glazing in PVC frames.



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

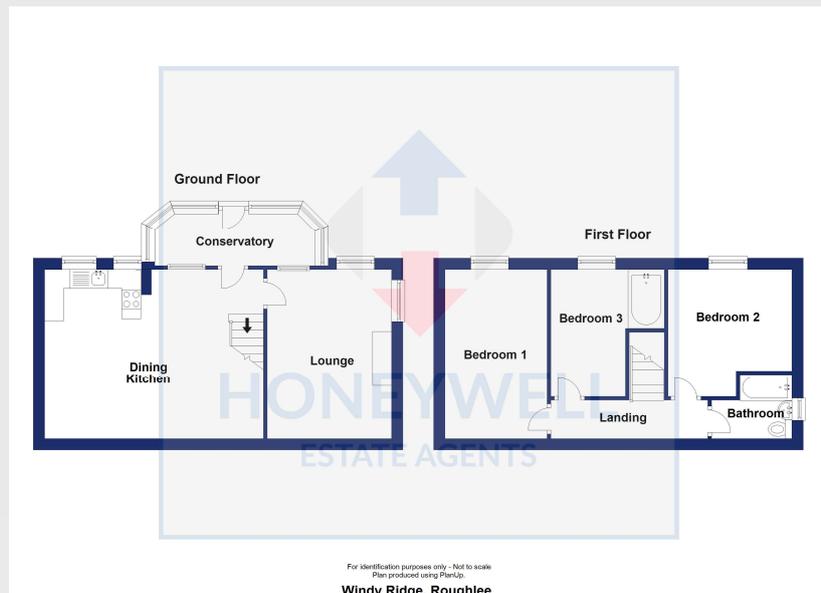
**EPC:** The energy performance rating is D.

**COUNCIL TAX BAND D.**

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*Windy Ridge, Roughlee, BB7 6NP  
CD/CJ/300921*

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