

WOODHOUSE COTTAGE  
WOODHOUSE LANE  
SLAIDBURN  
BB7 3AH



Offers over £350,000

Best & Final Offers in writing by 12 noon on Friday 24th October 2025



- Fantastic renovation opportunity
- Beautiful rural location
- Detached stonebuilt cottage
- Large garden to the rear
- Currently 2 receptions & 3 bedrooms
- Space to extend subject to planning
- Stunning open views
- 137 m2 (1,472 sq ft) approx. plus cellar

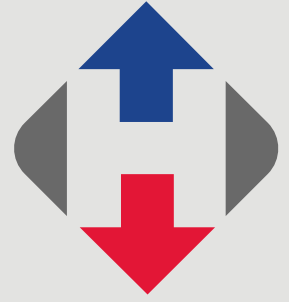
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**A fantastic opportunity to purchase this stonebuilt detached house, set within the beautiful Hodder Valley countryside, with stunning open views. The property requires full renovation but offers excellent potential to create the perfect home.**

**Internally there are currently two large receptions rooms plus a kitchen and utility. Upstairs there are three bedrooms, bathroom and staircase up to the loft. There is also a cellar room, detached workshop and car port. Outside to the rear is a good-sized garden and room to extend the property subject to obtaining the necessary planning permission.**

**The property benefits from a secluded position within a stunning rural location whilst also being in close proximity to the amenities offered by Slaidburn village.**

**The property is freehold, and we are inviting offers to be submitted in writing by 12 noon on Friday 24<sup>th</sup> October 2025.**



**LOCATION:** Entering Slaidburn from the Clitheroe/Newton direction turn left at the Post Office into Town End passing the Health Centre on the right. Proceed straight on into Woodhouse Lane and the property is on the right after around 1 mile.

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

**ENTRANCE:** Through original timber front door into:

**LOUNGE:** 4.8m x 4.6m (15'10" x 15'0"); with fireplace and stone flagged floor.

**DINING ROOM:** 4.9m x 3.9m (15'11" x 12'10"); with staircase off to first floor with understairs storage.

**KITCHEN:** 5.1m x 3.2m (16'8" x 10'7"); with 2 windows.

**UTILITY ROOM:** 3.8m x 1.5m (12'4" x 4'9").

**REAR HALLWAY:**

**REAR PORCH:**

**FIRST FLOOR:**

**LANDING:** With spindles and balustrade and staircase leading to loft.

**BEDROOM ONE:** 4.9m x 4.5m (16'2" x 14'8"); with fireplace.

**BEDROOM TWO:** 5.2m x 4.8m (16'11" x 15'10").

**BEDROOM THREE:** 2.4m x 3.1m (8'0" x 10'1").

**BATHROOM:** 2.4m x 2.2m (7'9" x 7'2"); with a 3-piece white suite.





## SECOND FLOOR:

**ATTIC/LOFT:** Approximately 47m<sup>2</sup> of loft with existing stairs to access the loft space. This space could be converted to a bedroom subject to the relevant permissions.

## LOWER GROUND FLOOR:

**CELLAR ROOM:** Semi-subterranean cellar accessed via door from the garden.

**OUTSIDE:** A single storey, stonebuilt outbuilding is attached to the east gable of the building housing an outside w.c. and a room for storage.

To the front of the property is a forecourt front garden with stone boundary wall. There is a car port providing private parking and a detached stone workshop. Gated access leads to a good-sized rear garden extending to approximately 0.14 acres (566m<sup>2</sup>), adjoining open fields, with excellent open views.

**HEATING:** There is currently no heating.

**SERVICES:** Mains water and electricity are connected. Drainage is via a septic tank. The



existing septic tank does not meet modern General Binding Rules 2020. Gas is not available in this location.

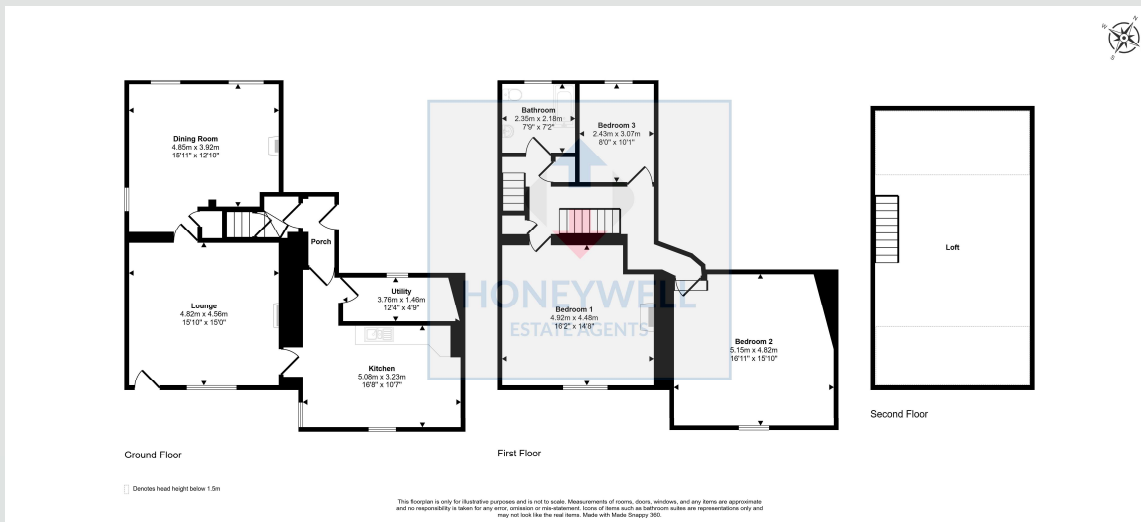
## COUNCIL TAX BAND E.

**TENURE:** Freehold.

**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.





Woodhouse Cottage, Woodhouse Lane, Slaidburn, BB7 3AH  
CD/CJ/200825

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

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