

2 BURY ROW
SABDEN
BB7 9HH

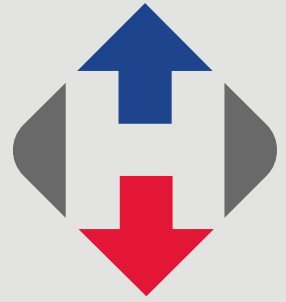
£299,950



- Stunning end terrace cottage
- 2 reception rooms & kitchen
- 3 bedrooms (including attic room)
- Contemporary 4-piece bathroom
- 2 large cellar rooms
- Gardens to the side & front
- Gas CH & double glazing
- 167m² (1,796 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

Situated on the side of Pendle Hill with surrounding gardens enjoying an outlook over the village of Sabden and the countryside, this large end terrace cottage offers characterful accommodation over four floors. The property benefits from two attic rooms and two cellar rooms along with an entrance porch, spacious living and dining rooms, fitted kitchen, two first floor bedrooms and a stunning contemporary 4-piece house bathroom.



Clitheroe and Whalley both lie a short drive away offering many amenities, while the village itself enjoys a range of community facilities including two pubs, village shops and a doctors surgery.

LOCATION: Travel from Clitheroe up and over Pendle Hill. Drop down towards the centre of the village and Bury Row can be found on the left hand side near the bottom of the hill.

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

ENTRANCE PORCH: With a solid wood part-glazed external door with leadlight window, tiled floor and glazed internal door to:

DINING ROOM: 3.1m x 3.1m (10'0" x 10'2"); with alarm point, electric meter cupboard and feature fireplace with tiled hearth.

KITCHEN: 2.9m x 3.6m (9'8" x 11'8"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, double drainer stainless steel sink unit with two mixer taps, Smeg gas oven with 5-ring gas hob, 2 ovens and extractor hood over, plumbed and drained for an automatic washing machine and dishwasher, space for fridge-freezer, low voltage lighting, tiled flooring and part-tiled walls.

LIVING ROOM: 5.3m x 4.1m (17'4" x 13'6"); a dual aspect room with a feature multi-fuel burner in chimney breast with a stone hearth, television point, telephone point, external part-glazed solid wood door with leadlight window, staircase to the first floor landing, staircase down to the cellar rooms and views over the gardens and surrounding area.

LOWER GROUND FLOOR:

CELLAR ROOM ONE: 5.4m x 4.0m (17'7" x 13'0"); with stone flagged floor, multi-fuel burner in feature surround with stone hearth, two double glazed windows, feature exposed stone and beams.

CELLAR ROOM TWO: 2.3m x 3.6m (7'8" x 11'10"); with space for storage.

FIRST FLOOR:

LANDING: With staircase to the second floor and built-in storage cupboard and shelving.





BEDROOM ONE: 4.7m x 4.2m (15'3" x 13'8"); a dual aspect room with views over the gardens and surrounding area, two fitted wardrobes, television point and wall light point.

BEDROOM TWO: 2.1m x 3.6m (6'11" x 11'8"); with feature cosmetic fireplace, wall light points and spotlighting.

BATHROOM: Contemporary 4-piece suite comprising concealed low level w.c., vanity wash-hand basin with soft close drawers, walk-in shower with rainfall and mixer taps, freestanding contemporary bath with separate shower mixer tap, contemporary heated towel rail, Warmup underfloor heating, fully tiled walls, low voltage lighting and extractor fan.

SECOND FLOOR:

LANDING:

BEDROOM THREE: 4.8m x 4.2m (15'9" x 13'11"); with two double glazed Velux windows, exposed beams, built-in storage cupboard and under eaves storage space.



STOREROOM/POTENTIAL STUDY OR BATHROOM: 2.7m x 2.1m (8'11" x 6'11"); with double glazed Velux window.

OUTSIDE: The property enjoys cottage gardens to the front and side with stone pathways, flowerbeds, shrubs and small trees. There is a timber storage shed.

To the front of the property is a private road providing parking spaces to two cars. The property enjoys an elevated position with outlooks over the village of Sabden with the countryside beyond.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mixture of sash UPVC and wooden frames.

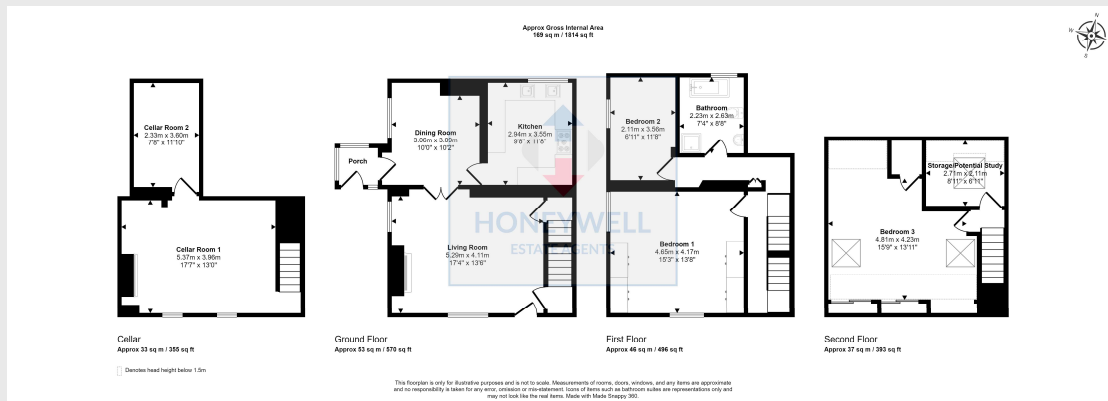
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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