



**Green End Cottage, Sawley Road,
Sawley**

Guide price £500,000

An endearingly unique detached cottage that has been in the same family line for over four hundred years. Steeped in history and visited by many notable dignitaries over the centuries, it is offered for sale for the first time. With beautiful terraced gardens and fabulous views across the Ribble to Pendle, it comprises: porch, lounge, dining room, kitchen, cloakroom, three bedrooms, house bathroom, en-suite to master. Detached garage with separate office and mezzanine level which is also accessible from the garden; plenty of parking.
(1,110 sq ft/103.1 sq m approx/EPC: D).

Formerly the Coach House to Green End, a countryside weekend retreat for previous generations of the family.



Green End Cottage, Sawley Road, Sawley

Directions

Located most conveniently for the market town of Clitheroe, an easy five to ten minute drive. From our office proceed to the end of York Street, cross the roundabout and continue along Chatburn Road. Turn right at the next roundabout, by Clitheroe Hospital and proceed along the link road to the A59. Turn left and continue for approximately one mile before turning left at the bottom of Sawley Brow - signposted Sawley. Continue over the river bridge and bear left towards Grindleton. As the road bends to the left you'll see a tarmac lane on the right - follow this for approximately one hundred yards and you'll come to Green End Cottage which sits between Friends Meeting House on the left and Green End on the right.

Services

Mains supplies of gas, electricity and water. Drainage is to a septic tank which lies within the curtilage of Green End. The cottage has legal use of the septic tank which belongs to the owners of Green End. Green End and Green End Cottage were once in the same family ownership and this arrangement dates back to that time. Gas central heating to radiators from an Ideal combination boiler. Council tax is payable to RVBC Band F. The tenure is Freehold.

Additional Features

The property has PVCu double glazed windows.

Location

Green End Cottage enjoys what are undoubtedly some of the finest views there are to be experienced in the Ribble Valley. It is readily accessible to Clitheroe, Grindleton, Waddington, Chatburn and Bolton by Bowland. A public footpath runs to the left of the property between the garage and shed.

Accommodation

Approached through a substantial stonebuilt porch with a window-seat and cloaks cupboard. The lounge is a most welcoming and friendly room, its focal point an impressive chimney-piece with stone quarried locally. Lined with brick it houses a coal effect living flame stove to keep you snug and toasty in the cooler months. Sitting on the cushion window-seat gazing through the stone mullioned windows you enjoy a fabulous view of Pendle Hill beyond the river banks. The ceiling is timber boarded with a central beam and inset spotlighting. Adjacent to the lounge is a dining room and a choice of two doors to access it. It has windows on two walls and a polished oak floor. It is part open to the kitchen where you'll find a range of fitted cabinets complemented by granite counters and upstands which incorporate a Franke stainless steel sink unit. There is a Kenwood range style cooker with six gas burners, an integrated fridge and spaces for washing machine and dishwasher. At the rear of the property is a two piece cloakroom with the central heating boiler.

On the first floor you'll find three bedrooms, the master claiming the delightful Pendle vista through its mullioned windows. Incorporated within is an open en-suite comprising glazed cubicle with a thermostatic shower, washbasin and low suite wc. Bedroom 2 is another good double with dual aspect windows and built-in furniture which includes a foldaway double bed. The third bedroom will also take a double bed and has a vanity washbasin with dual aspect windows. The four piece bathroom comprises a bath with electric shower, low suite wc, bidet and a washbasin. The walls and floor are tiled and towels warm on a chromed ladder radiator.

Outside

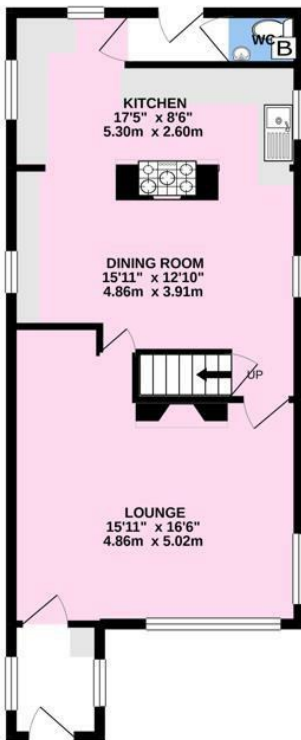
The property is approached through a gated entrance with heavy stone posts and stone walls. From here you can observe the family Coat of Arms on the front elevation. The tarmac forecourt has accommodated five cars for the vendor, though this would take careful parking. A gated path down the side of the house is shared with Green End and takes you to the rear garden; house and garden bisected by a beautiful babbling brook. The garden is to a terrace style and you'll find places to sit and relax, areas to play and amazing vantage points from which to enjoy the panoramic views; certainly some of the finest in the Ribble Valley. Planted to a natural scheme in harmony with the rural surroundings. To the other side of the property adjacent to Friends Meeting House a block paved drive leads to a substantial stonebuilt garage and timber shed. You should be able to park three cars here. A public footpath cuts through at this point. The garage has an electric up-and-over door and a tall roof space. A spiral staircase leads to a mezzanine level which has a door to the garden and a Velux window. In addition there is a small office with a window and an external door opening to steps by the brook.

Early viewing is advised as we anticipate strong demand for this very special property.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 1110sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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