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Sale



Judson Fold  
Roughlee BB9 6NS

£360,000



### Key Features:

- 3 Bedroom Cottage
- Off road parking
- Exposed stonework
- Village Location
- 2 ensuite
- Gardens front and rear
- Original beams
- 2 reception rooms

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: D



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# 3 BEDROOM Cottage



TOTAL FLOOR AREA : 120.0 sq.m. (1292 sq.ft.) 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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## Main Description:

A rare opportunity to purchase a fully renovated, extended 3 bedroom cottage in the heart of Pendle Witch country, dating back to the early 1800s. The original features of this property have been lovingly restored over a 10 year period by the current owner using local craftsmen and the finest materials. The cottage offers deceptively spacious living accommodation and retains many of its original features, with exposed stonework, beamed ceilings, stone feature fireplace with a wood burner, and a mezzanine floor bathroom complete with the original roof trusses. A cottage garden leads to the front door and into an imposing hallway complete with the original flagstones. Turn left into the spacious living room with exposed stonework, and an impressive stone fireplace, complete with wood burner. A light and airy garden room looks out over the front garden.

The farmhouse style dining kitchen is located to the rear of the property and features an AGA, bespoke handmade kitchen units including built in Welsh Dresser and granite work surfaces. The rear hallway houses a walk-in storage cupboard and a cloakroom. A handmade oak staircase leads to the first floor. The impressive master bedroom suite is over two floors incorporating a double bedroom overlooking the front garden, and a staircase featuring exposed stonework leads to the mezzanine floor with a dressing area and en-suite facilities with a free-standing claw-foot bath. The 2nd bedroom has its own beautifully appointed en-suite shower room and overlooks the rear garden. This room features exposed stonework and a window seat. Bedroom 3 is currently used as a dressing room fitted with extensive wardrobes, and is situated at the front of the property, with a view of the garden. Externally, the property has off-road parking to the front for 2 cars and a well maintained cottage garden. To the rear, a yard and a garden area which is held on a ground lease. Ideally located for local pubs and Pendle Hill.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property