



2 Crow Trees Brow, Chatburn

£226,000 Freehold

Charming 2-bed 1840s stone cottage in Chatburn with period features, modern comforts, gardens, village views, no chain, freehold, and walking access to amenities and countryside.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



This charming two-bedroom semi-detached cottage, dating back to the 1840s, enjoys a beautiful elevated position within the highly desirable village of Chatburn. Constructed from traditional stone, the property is full of character features, while offering an attractive and well-appointed interior that blends period charm with modern comforts. The cosy lounge provides an inviting space to relax, complemented by a fitted dining kitchen that is ideal for both every-day living and entertaining. Additional practical features include a useful utility room and a two-piece cloakroom. The first floor comprises two bedrooms, both with fitted wardrobes, and a modern four-piece shower room. The property is offered with no onward chain and is freehold, making it an excellent opportunity for those seeking a straightforward move. With excellent village amenities just a short stroll away, this cottage combines convenience within an idyllic setting and superb village outlooks.

The outside space of this cottage is equally impressive, with a delightful landscaped front garden with stone walls and a front gate providing an appealing welcome. A raised stone paved forecourt patio area offers an ideal spot for outdoor seating, perfectly positioned to capture the picturesque aspects over the

village. To the rear, the property benefits from a private, enclosed stone paved yard. This hassle-free purchase is ideal for first-time buyers, or downsizers alike seeking the tranquillity of village life, with countryside walks on the doorstep and easy access to nearby Clitheroe and the A59. Early viewing is highly recommended.

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- Idyllic Stonebuilt Semi-Detached Cottage
- Beautiful Elevated Position Within Desirable Village
- Attractive Well Appointed Interior
- Cosy Lounge, Fitted Dining Kitchen, Useful Utility
- 2 Bedrooms With Fitted Wardrobes
- Modern 4-pce Shower Room & 2-pce Cloakroom
- Fantastic Front Garden & Patio - Superb Village Outlooks
- Excellent Village Location & Amenities From The Doorstep
- Full Of Character & Charm - Dating Back To 1840's
- No Onward Chain - Freehold



Entrance Porch

uPVC double glazed front door, tiled flooring, internal wood glazed stable style door with attractive stone lintel surround.

Hallway

Staircase to 1st floor.

Lounge

Feature fireplace with stone inset and hearth with wood beam mantle over, cupboard in alcove area, panelled radiator, TV point, uPVC double glazed window with a lovely elevated aspect across the village square.

Dining Kitchen

Bright fitted kitchen with an array of cream wall, base and drawer units with complementary laminate worktops, tiled splash back, under unit lighting, eye level double electric oven and grill, 4-ring gas hob and extractor canopy over, sink drainer unit with mixer tap, private door access to side external alleyway, uPVC double glazed window, panelled radiator.

Utility

Built in storage cupboard, panelled radiator, tiled flooring, laminate work tops, plumbing for washing machine, space for below counter fridge and freezer, ceiling mounted clothes airer, timber framed double glazed window and external wood glazed stable style door to rear yard area.

Cloakroom

2-pce suite comprising low level w.c., hand wash basin, part tiled walls, tiled flooring, timber framed single glazed window.

Landing

uPVC double glazed window on staircase, loft access, storage cupboard, attractive wood sliding doors to bedrooms and shower room.

Bedroom One

Double room with carpet flooring, panelled radiator, uPVC double glazed window, triple fitted wardrobes and drawer unit.

Bedroom Two

A good array of modern fitted wardrobes and drawer units, carpet flooring, panelled radiator, uPVC double glazed window with stunning outlooks and views across the village and across towards Pendle Hill.

Shower Room

Attractive 4-pce white suite comprising shower enclosure with glazed screen and thermostatic shower, panelled walls within, bidet, low level w.c., vanity sink unit with ceramic basin with mixer tap, surface surround and cupboards under, ladder style heated towel rail, Amtico tiled flooring, fully tiled walls, tiled wall niche, extractor fan.





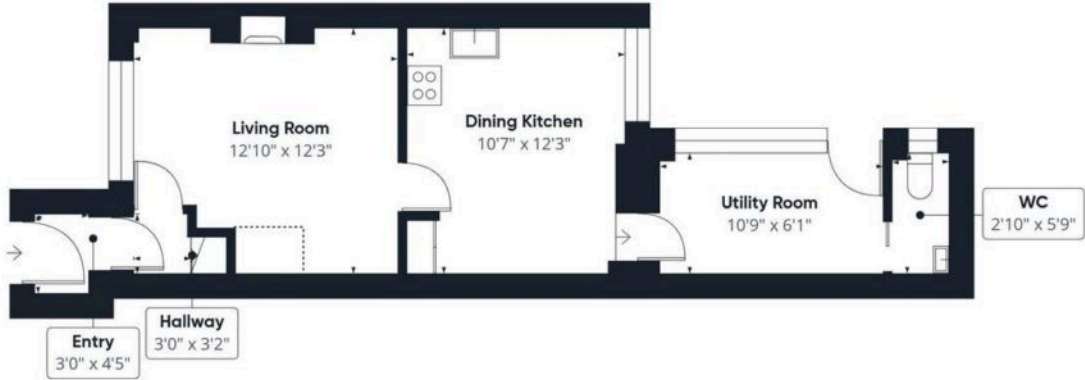
Approximate total area^m
640 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Floor 0



Floor 1

