



*1 Lakeside Cottages  
Roughlee  
Offers in The Region Of: £349,950*





# 1 Lakeside Cottages, Roughlee

*An immaculately presented three-bedroom traditional stone built semi-detached cottage property in the highly sought-after Pendle side village of Roughlee.*

*With stunning far reaching countryside views and brimming with characterful features along with high-quality fixtures and fittings throughout, briefly comprising, entrance hall, kitchen/dining room, lounge and conservatory on the ground floor, master bedroom with en suite and two further bedrooms, and bathroom on the first floor.*

*Externally the property boasts an attractive courtyard cottage style patio area with stunning views of the fishing lake and countryside, there is an attached storage garage and shared drive which provides off road parking for one vehicle.*



## ENTRANCE HALL

A solid wood entrance door opens into the entrance hall with UPVC double glazed leaded window, briefly comprising, solid Oak balustrade staircase, solid limestone floor, traditional radiator, ceiling coving, and tear drop chandelier.

## KITCHEN/DINING ROOM

A spacious light filled kitchen/dining room with UPVC double glazed window overlooking the front of the property along with a UPVC Sash window overlooking the rear of the property and UPVC French doors which allow access into the conservatory, briefly comprising, a range of bespoke handmade base and wall mounted units, larder cupboard and kitchen island, all with complementary granite work surfaces, Shaws Belfast sink with pewter mixer tap, Rangemaster range cooker with electric induction hob and griddle, overhead extractor, integrated Siemens slimline dishwasher, space for a large freestanding fridge freezer, integrated Siemens washing machine, built in under stairs storage cupboard, solid limestone floor, wall mounted ladder radiator, feature three point ceiling pendant, and chrome ceiling spotlights.

## LOUNGE

The well-presented light filled spacious lounge with two UPVC double glazed windows, one overlooking the front of the property and one overlooking the side of the property with far reaching views of Blacko Tower. The lounge also benefits from UPVC French Doors and Juliette style balcony with stunning lake and Pendle Hill views, briefly comprising, feature stone fireplace with Oak mantle and multi fuel wood burner with back boiler on stone hearth, carpeted flooring, two traditional radiators, ornate ceiling coving, and two wall light points.

## CONSERVATORY

A good sized UPVC conservatory with ceramic floor tiles overlooking the fishing lake and attractive courtyard patio.

## FIRST FLOOR LANDING

The first-floor landing features a UPVC picture window, built in storage cupboard which houses the hot water cylinder, original beams and feature storage shelves, carpeted flooring, traditional radiator, and wall light point. original beam, carpeted flooring, two traditional radiators, and ceiling light point.

## MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A spacious, light filled bedroom with UPVC double glazed picture window with stone sill overlooking the rear of the property with stunning far reaching countryside views, briefly comprising, original beam, carpeted flooring, traditional radiator, and ceiling light point. The modern en suite shower room with UPVC picture window with stone sill, briefly comprising, enclosed shower enclosure with chrome thermostatic shower, floating vanity unit with ceramic wash hand basin with chrome mixer tap, low level WC, ceramic walls and floor tiles, chrome towel warmer, and chrome ceiling spotlights.

## BEDROOM TWO

A spacious double bedroom overlooking the front of the property with two UPVC double glazed leaded windows, briefly comprising, built in wooden fitted wardrobes, original beam, carpeted flooring, two traditional radiators, and ceiling light point.

## BEDROOM THREE

Overlooking the front of the property with UPVC double glazed leaded window, briefly comprising, original beam, carpeted flooring, traditional radiator, and ceiling light point.

## BATHROOM

The attractive family bathroom with UPVC picture window with stone sill, briefly comprising, panelled P shaped bath with chrome mixer tap and chrome thermostatic shower over, pedestal sink with chrome taps, low level WC, ceramic wall and floor tiles, chrome towel warmer, and chrome ceiling spotlights.

## EXTERNAL

To the front of the property there is an attached storage garage which can be accessed front the front and from the enclosed courtyard patio area. There is a shared drive to the side of the property which provides off road parking for one vehicle.

To the rear of the property there is a delightful, enclosed, private cottage style courtyard patio, laid with stone paving and framed with attractive planted borders.

## ADDITIONAL INFORMATION

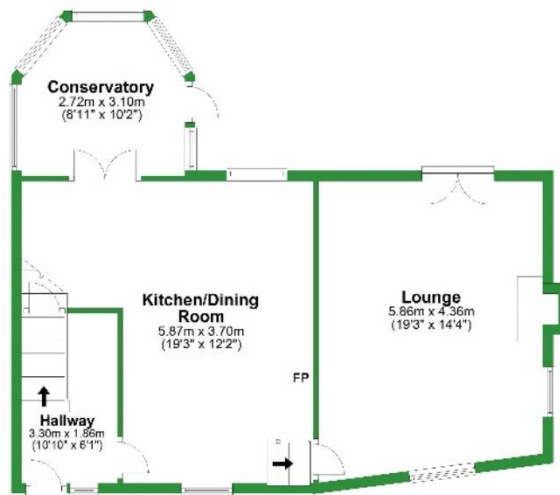
The property oil fired Worcester boiler was installed in 2018 and is housed in the storage garage.





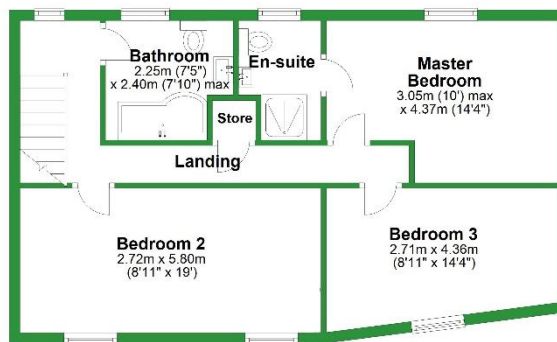
### Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



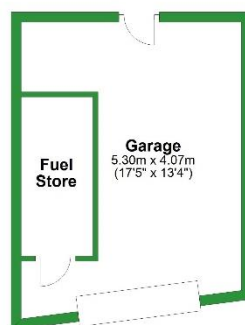
### First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



### Basement

Approx. 24.2 sq. metres (260.7 sq. feet)



Total area: approx. 149.5 sq. metres (1609.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

## OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

**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.

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