



## 2 Piggery Cottages, Withgill

£250,000 Freehold

**\*\* WELL APPOINTED SEMI-DETACHED HOME IN PICTURESQUE SEMI-RURAL LOCATION, JUST 5 MINUTES DRIVE FROM CLITHEROE WITH OUTSTANDING SURROUNDING VIEWS, 4-CAR DRIVE AND LARGE DETACHED GARAGE \*\*** Nestled in a lovely spot on a beautiful plot with 2 bedrooms, recently installed modern dining kitchen, lounge and conservatory.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Nestled in a stunning semi-rural location just a short 5 minute drive from the charming town of Clitheroe, this well-appointed 2 bedroom semi-detached house offers a peaceful retreat with breathtaking elevated views to the front and rear set within a small cluster of similar style properties. This lovely home features a sizeable recently installed open modern fitted dining kitchen which is the heart of the home, 2 bedrooms, and a 3-piece bathroom. The lounge boasts outstanding valley views and across towards Pendle Hill, while the conservatory provides additional relaxation space. The landscaped rear garden and patio adjoin open fields and is south west facing with a sunny aspect, offering a serene outdoor escape. With potential for further extension subject to planning permission, this property presents a unique opportunity for customisation if desired.

Outside, the property impresses with a tarmac front and side driveway offering excellent private parking for up to 4 cars along with a planted garden area. A spacious detached tandem garage, approximately 24'7" x 11'8", features double opening wood doors, insulation, power, lighting, plumbing for a washing machine, and a sink area. The garage was previously utilised as an office and workshop, boasting double glazed windows that

enhance the space and provides flexible usage options. The attractive landscaped rear garden is elegantly laid with artificial lawn, a stone-flagged patio, and stone pebbled borders, all enclosed by fencing, a brick boundary wall, and railings. Enjoy fabulous views across the open fields and Kemple End from this tranquil outdoor oasis. This property combines comfortable living spaces with expansive outdoor amenities, making it a truly desirable home for those seeking a retreat in a picturesque yet convenient setting being so close to the town, but on the edge of open countryside. Early viewing is recommended.

- Well Appointed Semi-Detached House
- Stunning Semi-Rural Location - Nearby Clitheroe Within 5 Min. Drive
- Stunning Elevated Views To The Front & Rear
- Recently Installed Open Modern Fitted Dining Kitchen
- 2 Bedrooms & Bathroom; Electric CH, uPVC DG
- Lounge With Views, Front Porch; Conservatory
- Landscaped Rear Garden & Patio - Adjoining Open Fields
- Potential For Extension - Subject To PP.
- Spacious 24ft Tandem Detached Garage - Flexible Uses
- Superb Private 4-Car Front & Side Driveway



**Entrance Porch**

Side entrance porch with uPVC double glazed door.  
Plumbing for cloakroom for w.c.

**Lounge**

Carpet flooring, electric panelled radiator, feature decorative stove and hearth, uPVC double glazed window with fabulous front views over adjoining open fields.

**Dining Kitchen**

Attractive open plan spacious modern recently installed fitted kitchen with a range of high gloss wall, base and drawer units with contemporary quartz worktops and upstands, under unit spotlighting and plinth lighting, wood style flooring, built-in electric oven and grill, induction hob, splashback, space for fridge and freezer, integral 1½ bowl sink drainer unit with mixer tap and integral drainer, built in dishwasher, uPVC double glazed windows, uPVC double glazed door, spindle staircase leading to first floor, electric panel radiator.

**Conservatory**

uPVC and brick construction, wood style flooring, uPVC double glazed french doors to rear onto garden with lovely open rear aspects, glazed uPVC side door.

**Landing**

Carpet flooring, loft access, uPVC double glazed window.

**Bedroom One**

Double room with carpet flooring, electric panelled radiator, uPVC double glazed window overlooking adjoining fields and hills beyond.

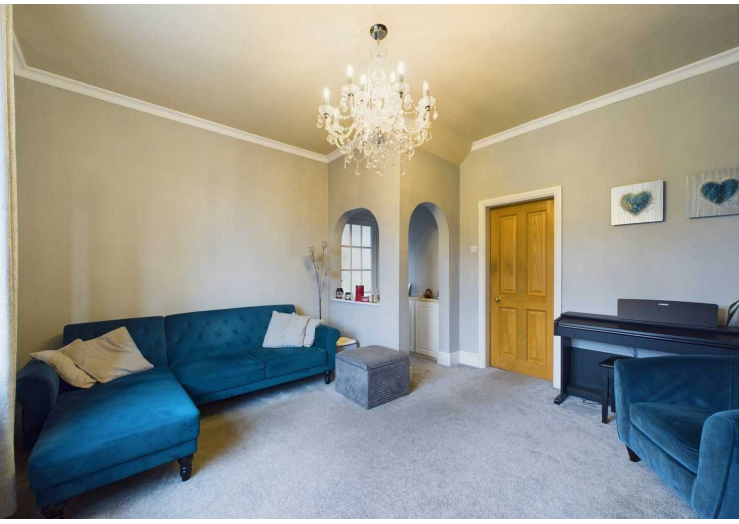
**Bedroom Two**

Carpet flooring, electric panelled radiator, uPVC double glazed window, fabulous elevated views over fields and across towards Kemple End.

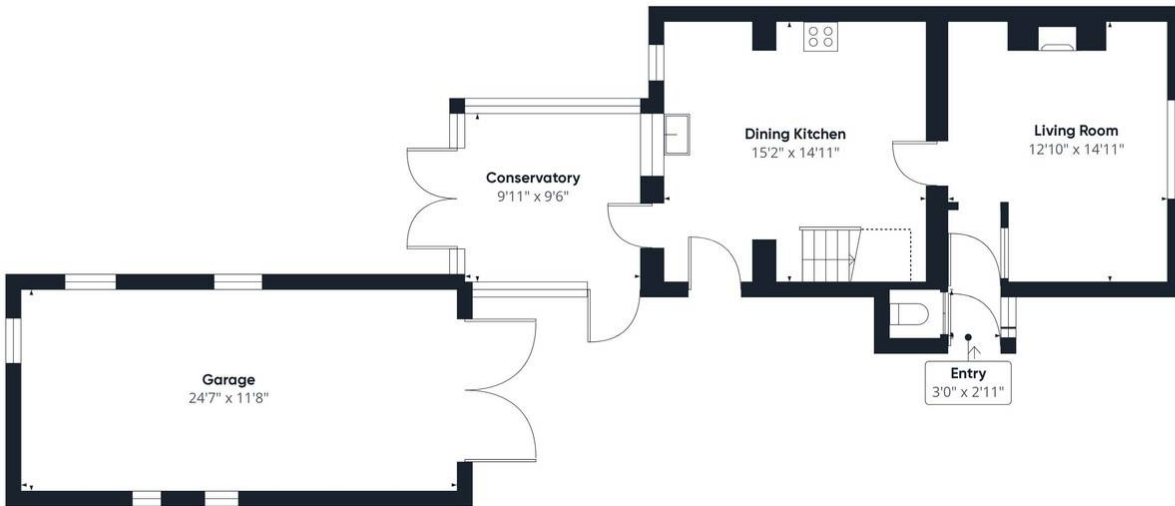
**Bathroom**

3-pce white suite comprising white corner panelled bath with mixer tap, electric shower over, vanity sink unit with mixer tap, cupboards under, low level w.c., electric panelled radiator, extractor fan, uPVC double glazed window.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1100.83 ft<sup>2</sup>  
Reduced headroom  
14.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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