

11 Victoria Terrace, Calder Vale

£180,000 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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Dating back over 200 years, Victoria Terrace is a truly distinctive period home. From the moment you enter, your eye is immediately drawn to sweeping, uninterrupted views across the picturesque Calder Vale valley, a breathtaking panorama that sets the tone for the entire property. Rich in character, the house is brimming with original features that bring a wonderful sense of warmth, history, and authenticity. Every space exudes timeless charm, creating an atmosphere that's both inviting and captivating.

Perfect for anyone seeking a peaceful rural retreat, this characterful home offers an escape from the noise and pace of modern life. Whether you're drawn to the appeal of a traditional property or long for the tranquillity of countryside living, this place is sure to impress. The landscaped garden gently rises to a superb vantage point, offering panoramic views over the house and out towards the rolling fields that stretch across the valley, an idyllic spot to relax, reflect, and take in the scenery.

Nestled in the heart of Lancashire's countryside, Calder Vale is a hidden gem renowned for its natural beauty and welcoming village community. Surrounded by woodland, meandering footpaths, and open farmland, the area provides endless opportunities for scenic walks, wildlife watching, and outdoor adventure. Despite its wonderfully secluded feel, the village is conveniently located within easy reach of Garstang and neighbouring towns, offering the perfect balance of rural charm and everyday accessibility.

This enchanting home, paired with the unique atmosphere of Calder Vale, presents a rare opportunity to enjoy countryside living at its very finest.

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Living Room

Stepping inside, you are welcomed into a generously sized living room that instantly feels warm and inviting. The original fireplace, complete with a multi-fuel burner, creates a wonderfully cosy atmosphere, perfect for relaxing on colder evenings. A front-facing window frames beautiful views across the valley, filling the room with natural light and a sense of openness. From here, a staircase leads to the first floor, while a doorway opens into the kitchen for easy flow throughout the home. The room also benefits from an electric radiator and attractive wooden effect flooring, adding both comfort and character to this charming living space.

Kitchen

Through the wooden cottage-style door, you are guided into the kitchen area of the home, where charm and practicality come together beautifully. The space features classic white shaker-style wall and base units, offering both style and ample storage. A rear door leads directly out to the garden and outdoor space, making it ideal for enjoying alfresco dining or stepping out for a peaceful morning coffee. The kitchen is equipped with an electric oven and hob, with dedicated space for a washing machine as well as an under-counter fridge and freezer. A cast iron traditional radiator adds a touch of character, while the tiled flooring provides durability and an easy-to-maintain finish. This thoughtfully designed kitchen is both functional and full of cottage charm.

Bedroom 1

Bedroom One is a generously proportioned room, offering ample space for a double bed and additional bedroom furnishings. A front-facing window captures stunning views over the valley, filling the room with natural light and creating a serene atmosphere. The traditional-style fireplace adds a charming focal point, while the wall-mounted radiator ensures year-round comfort. The room also benefits from built-in cupboards, providing convenient and neatly integrated storage.

Bedroom 2

Bedroom Two is a charming and cosy space, ideal as a guest room, home office, or nursery. A rear-facing window allows natural light to pour in while offering peaceful views of the garden, creating a calm and welcoming atmosphere. The room includes a wall-mounted radiator for comfort and warmth, making it a practical and inviting addition to this delightful cottage.

Bathroom

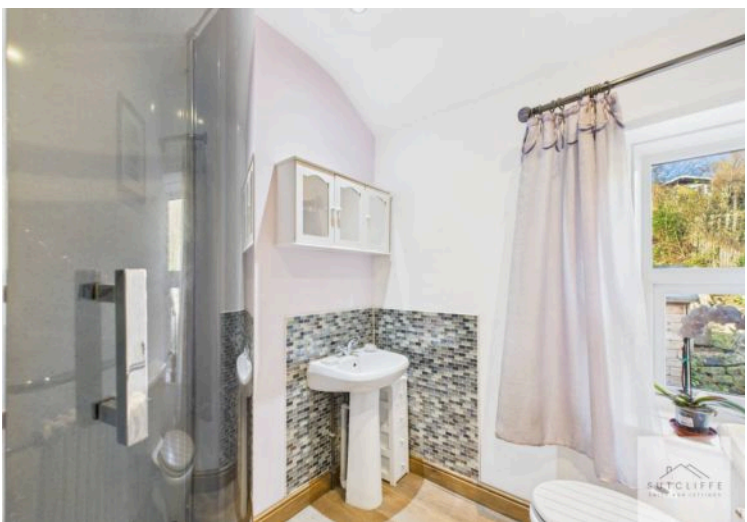
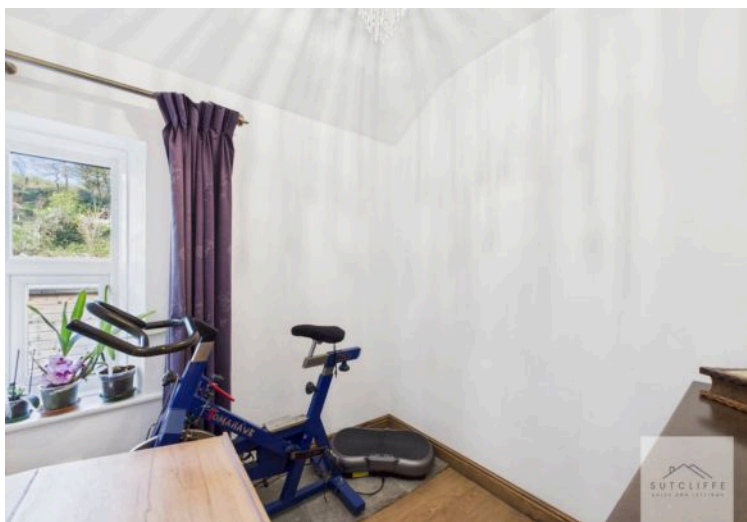
The bathroom is a generously sized and practical space, featuring a shower cubicle with an electric shower, a WC, and a porcelain sink. A wall-mounted traditional radiator with integrated towel rail adds both warmth and convenience. A storage cupboard above the sink provides handy space for toiletries, while a rear-facing window allows natural light to fill the room, creating a bright and welcoming atmosphere.

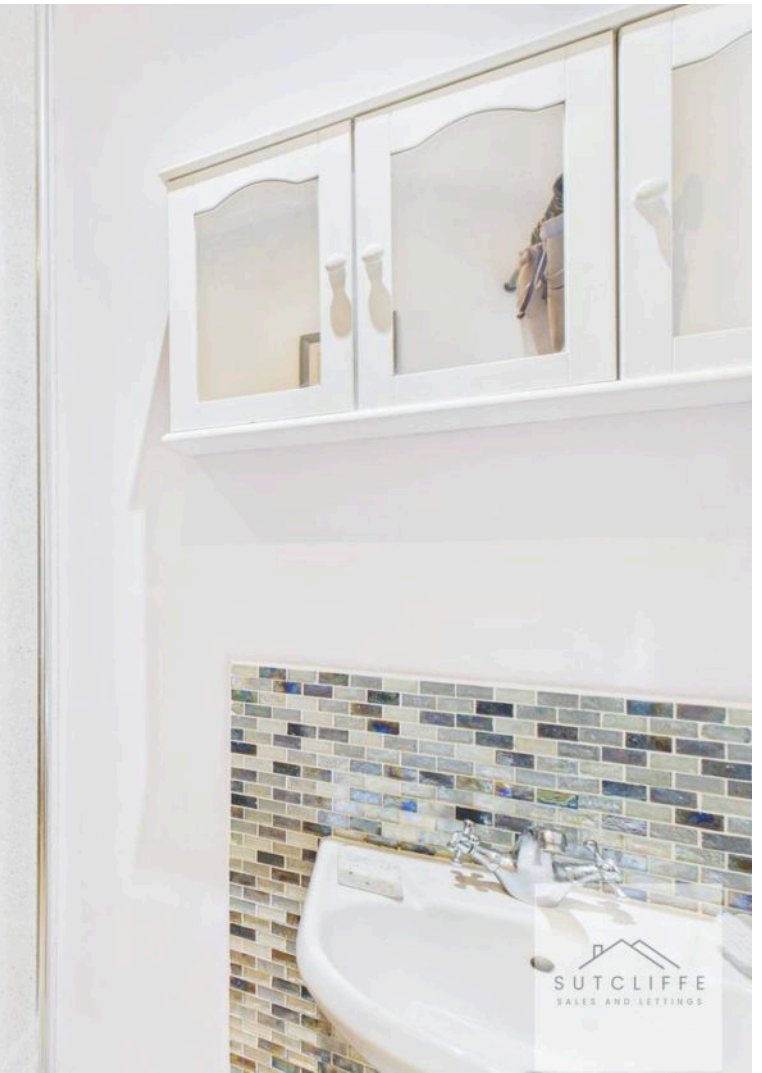
Garden

The garden is a charming and versatile outdoor space, beautifully raised with steps leading to the top, where the panoramic views truly take centre stage. There's plenty of room to grow your own vegetables, relax, or entertain, with a patio area perfect for outdoor dining and a peaceful pond adding character and tranquillity. A garden shed provides practical storage, along with a dedicated coal store, making this outdoor space as functional as it is picturesque.







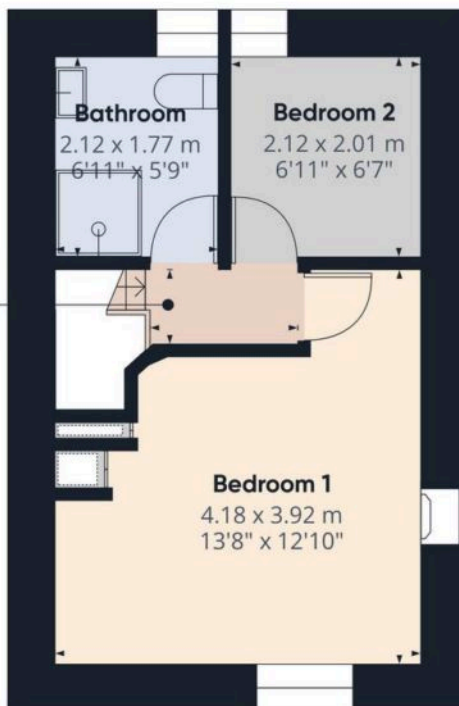






Ground Floor

Landing
0.76 x 1.55 m
2'6" x 5'1"



First Floor

Approximate total area⁽¹⁾

48.1 m²
518 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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