Weavers Cottage, Back Stopper Lane, Rimington

Price £168,000

A quirky three-storey enclosed end terrace with views of Pendle Hill and a roof terrace to enjoy them from. Comprising GF: kitchen, dining room/lounge, FF: lounge (or bedroom 2), bathroom, SF: bedroom, roof terrace. (762 sq ft/70.8 sq m approx. EPC: F).

Exposed stone walls and floor, plenty of character.
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Directions
Leave Clitheroe and proceed along Chatburn Road into Chatburn turning right into Downham Road. After crossing the A59 bridge and shortly before entering the village of Downham turn left to Rimington. Continue through the centre of Rimington past Cosgroves taking the next turning on the right into Stoops Lane. Shortly after passing Rufus Carr and with the Memorial Institute on your left, Back Stopper Lane is the turning on the right and Weavers Cottage gable end will be facing you.

Services
Mains supplies of water, electricity and drainage. We are advised the tenure is Freehold, rates are payable to RVBC.

Additional Features
The property has PVCu double glazed windows and doors; a stable type door into the kitchen and there is a solid fuel cast iron stove.

Location
Lying to the north east of Clitheroe, Rimington is a very popular Ribble Valley village, accessible from a number of directions.

Accommodation
Pleasantly located amongst a cluster of time honoured three-storey cottages opposite the village Memorial Institute building, Weavers Cottage enjoys a delightful semi-rural setting. An enclosed end of terrace dwelling accessed from either a porch or from a stable door in the kitchen.

On the ground floor you find a spacious dining room/lounge with a solid fuel cast iron stove, Yorkstone flagged floor and a pitched pine window-seat. There are stone shelves in an alcove recess and a quarter return staircase to the first floor. In the kitchen there is a range of fitted base and wall units with stainless steel sink unit and roll-top counters. A Whirlpool electric oven with ceramic hob and extractor over, plumbing for washing machine and dishwasher and space for an upright fridge freezer within a wall recess.

On the first floor there is a generously sized lounge/second bedroom with an exposed stone wall and two windows facing a tree lined Stopper Lane towards Pendle Hill. Incidentally when Anderton Bosonnet sold this property in 2003 this room was utilised as a second bedroom; the current owners preferring more living space use this room as a lounge. Also on the first floor is a two piece bathroom consisting of a panelled bath with a Mira electric shower over, pedestal washbasin and an airing cupboard with hot water cylinder. The toilet is separate.

A staircase with spindled balustrade ascends to the second floor master bedroom which features a part vaulted ceiling and exposed stone walls on two elevations. With stunning views of Pendle Hill over farmland from both windows. A French window on the second floor landing opens to the roof terrace, recently upgraded with a fibreglass covering, reinforced for foot traffic.

Opposite the cottage is a triangular shaped concrete hardstanding for vehicular parking.

Viewing
Strictly by appointment with the Agents. (PIQ available on request).
(6e16)
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