





PROPERTY DESCRIPTION

Nestled in the attractive hamlet of Winewall, in the extremely sought after area of Trawden, Pendle View is positioned proudly on an impressive plot with commanding views over the village and towards Pendle Hill.

Entering via the kitchen, you are greeted by a sleek and modern design featuring white cabinetry, contrasting black worktops, a striking British Racing Green Rangemaster cooker, and a built in American style fridge freezer.

From here, the home flows effortlessly into the open plan lounge and dining room, a beautifully finished space adorned with oak ceiling beams, a feature brick fireplace housing a multifuel burner, and an oak mantelpiece. Large windows frame breath taking views across Trawden and Pendle Hill. Double doors lead into a superb sun lounge, showcasing exposed stone walls and tranquil outlooks over the garden and surrounding countryside. A handy storage room sits neatly beneath the staircase leading to a wine cellar.



FEATURES

- Impressive Semi-Detached House
- Stunning Countryside Views
- Double Garage & Ample Parking
- Spacious Lounge/Dining Rm with Stove
- Superb Sun Lounge with Exposed Stone
- Modern Ftd Kitchen with Range Cooker
- 3 Double Bedrooms incl Lrge Attic
- Stylish 4 Piece Bathroom
- Generous Garden Plot with Shed
- Highly Desirable Village Location





ROOM DESCRIPTIONS

Ground Floor

Lounge

16' 3" x 14' 1" (4.95m x 4.29m)

Sun Lounge

20' 7" x 8' 10" (6.27m x 2.69m)

Dining Room

16' 7" x 14' 3" (5.05m x 4.34m)

Kitchen

14' 0" x 8' 9" (4.27m x 2.67m)

First Floor

Bedroom One

16' 4" x 13' 1" (4.98m x 3.99m)

Bedroom Two

14' 10" x 10' 2" (4.52m x 3.10m)

Bathroom

13' 8" x 8' 11" (4.17m x 2.72m)

Second Floor

Bedroom

17' 3" x 14' 11" (5.26m x 4.55m)

Outside

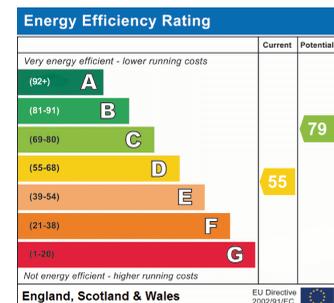
Garage

20' 1" x 19' 10" (6.12m x 6.05m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.



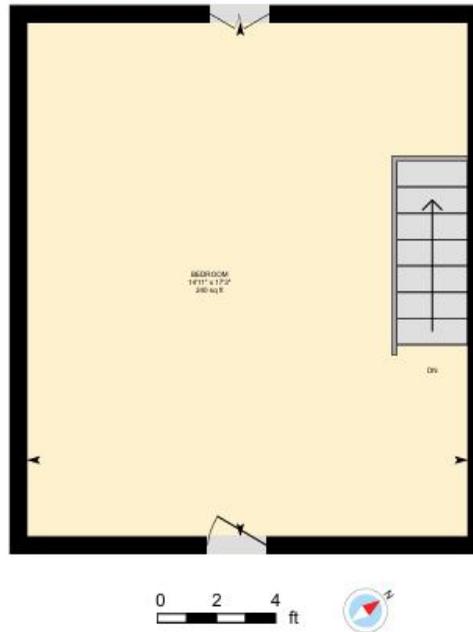
Sally Harrison
BARNOLDSWICK'S
PREMIER ESTATE AGENTS

Sally Harrison
01282 817755
sales@sallyharrison.co.uk

1st Floor
Interior Area 564.65 sq ft



2nd Floor
Interior Area 256.56 sq ft



Main Floor
Interior Area 792.79 sq ft



2 Pendle Vw, Trawden, LAN

For illustrative purposes only. All reported dimensions, property sizes and floor areas are approximate and subject to independent verification. To the extent permitted by law, no warranty is made as to accuracy or completeness, and no liability will be accepted for any errors or omissions.

Powered by iGUIDE

Sally Harrison
ESTATE AGENTS