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Lowerfold Road, Great Harwood, Hyndburn BB6  
£199,995





Tucked away in a peaceful corner of Lowerfold Road in Great Harwood, this charming two-bedroom back-to-back stone cottage offers a rare opportunity to acquire a characterful home with gated off-road parking and scope for personalisation. Blending rustic original features - such as exposed stone walls and timber beams - with modern comforts including uPVC double-glazed windows and a Baxi combination boiler, the property presents an ideal canvas for buyers seeking charm, privacy, and potential in a well-connected setting.

Set behind a low fenced border and accessed via a gated entrance, the cottage enjoys a private front yard with a paved seating area, a small lawn, and a valuable off-road parking space—an unusual and highly sought-after feature for this style of home. Its quiet yet convenient location provides a tranquil living environment within walking distance of local amenities, schools, and countryside walks.

The home opens through a stone-stepped entrance porch, fully glazed with uPVC windows and door, creating a bright and practical threshold into the heart of the home. From here, you step into a warm and welcoming kitchen/diner, featuring a range of base and eye-level units, an electric oven with four-ring hob, a stainless steel inset sink with drainer, and plumbing for both a washing machine and dishwasher. The room offers ample space for a dining table and is enriched by an exposed internal stone wall - blending practicality with timeless cottage charm.

A traditional timber door leads through to the lounge, a characterful space highlighted by an exposed beamed ceiling and an inset gas fireplace with marble surround and timber mantle. The staircase rises discreetly from one corner, preserving the open, homely ambiance of the room.

Upstairs, the first-floor landing gives access to two generously sized double bedrooms, one of which includes a built-in over-stairs storage cupboard housing the Baxi combination boiler. The family bathroom is presented as a modern three-piece suite, comprising a 'low step' panelled bath with mains-fed shower and glass screen, tiled walls, a dual flush WC, and a vanity wash basin - offering a clean and practical layout with potential for modernisation.

While the property does not have a rear garden, its private front aspect, including the gated yard, seating terrace, and off-road parking, provides ample outdoor space for quiet enjoyment, container gardening, or al fresco dining.

With its blend of rustic appeal, functional layout, and scope for cosmetic enhancement, this delightful cottage offers the perfect balance of comfort and creativity for first-time buyers, downsizers, or investors alike. Located in the heart of Lancashire, Great Harwood offers a charming mix of heritage and modern living. Once a centre of the cotton weaving industry, its rich history is reflected in landmarks like the Mercer Memorial Clock Tower. Today, the town thrives with a vibrant high street, independent shops, cafes, supermarkets, and a traditional market. Regeneration has enhanced the area while preserving its strong community spirit.

With excellent schools, green spaces, and proximity to the Ribble Valley and Peel Park, Great Harwood is perfect for families and outdoor enthusiasts. Convenient access to the M65 and nearby towns including Blackburn, Burnley, and Preston also makes it an excellent choice for commuters.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band c.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

## Athertons Website

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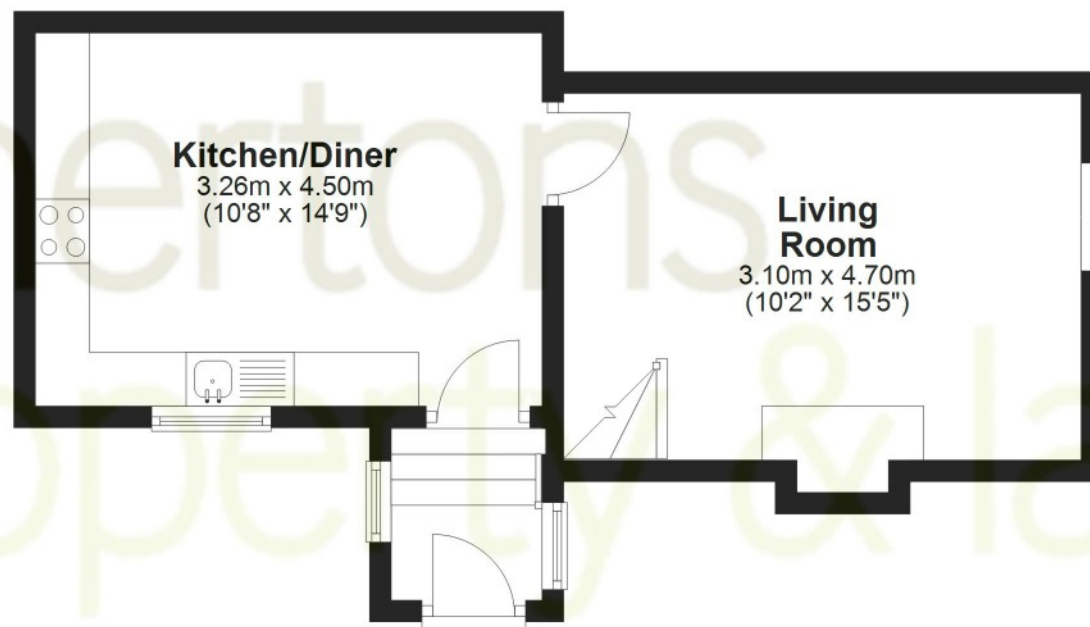






## Ground Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 sq. feet)











# meet the team



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