



11 Rock Lane, Trawden

Colne

£885 pcm



## 11 Rock Lane

Trawden, Colne

Nestled along a quiet countryside lane, this stone-built end cottage beautifully combines character with modern living. Offering two bedrooms and the added benefit of off-road parking, the property is ideally positioned close to local cafés and the village community shop, making it perfect for those seeking a peaceful yet convenient lifestyle.

A traditional stone-built storm porch provides a practical entrance, ideal for storing coats and shoes before stepping into the welcoming living room. The cosy lounge features a contemporary media wall with an electric fire, creating a stylish focal point.

The modern L-shaped kitchen is thoughtfully designed with matching wall, base and drawer units, complemented by contrasting work surfaces. Integrated appliances include a fridge/freezer, oven and hob.

To the rear, the property enjoys a private enclosed area with a stone boundary wall and the valuable addition of off-road parking.

Upstairs, there are two well-presented bedrooms, including a generous double with fitted wardrobes and a spacious single bedroom with a fitted wardrobe, making it ideal as a guest room, nursery or home office.

The contemporary shower room has been finished to a high standard, featuring floor-to-ceiling grey tiling, a walk-in quadrant shower, low-level WC, and a vanity wash hand basin with storage, topped with a stylish backlit mirror.

This beautifully presented cottage is ready to move straight into and offers the perfect blend of rural charm and modern comfort.

- Beautiful Country Lane
- Stone Built Cottage
- Storm Porch
- Close To Local Cafes & Community Shop
- Farmland Outlook
- Off-Road Parking
- Lounge With Integrated Fireplace
- Beautiful Kitchen/Diner With Integrated Appliances







## Farrar & Forbes Estate Agents

Colne E-Cigs, 1 Arcadia - BB8 0HX

01282914042

[info@farrarandforbes.co.uk](mailto:info@farrarandforbes.co.uk)

[farrarandforbes.co.uk/](http://farrarandforbes.co.uk/)