Pendle Hill Properties
estate and letting agents

Creation Date
13/11/2026

Property Details

127 Clitheroe Road, Sabden, Clitheroe, Lancashire, BB7 9HJ

OIRO **£229,950**



Property Photos

127 Clitheroe Road, Sabden, Clitheroe, Lancashire, BB7 9HJ













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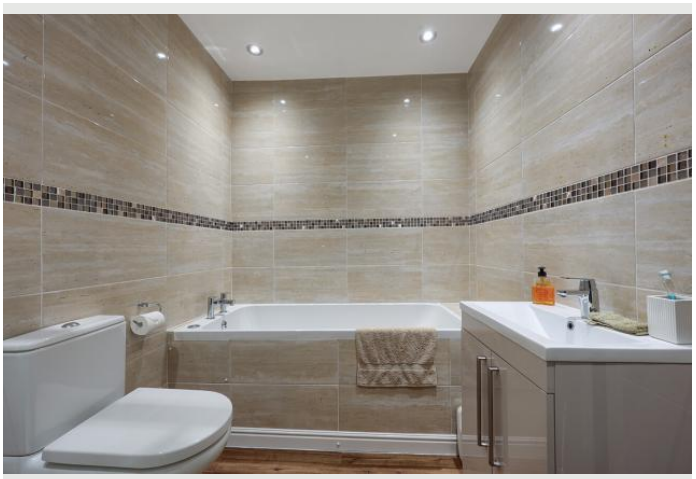
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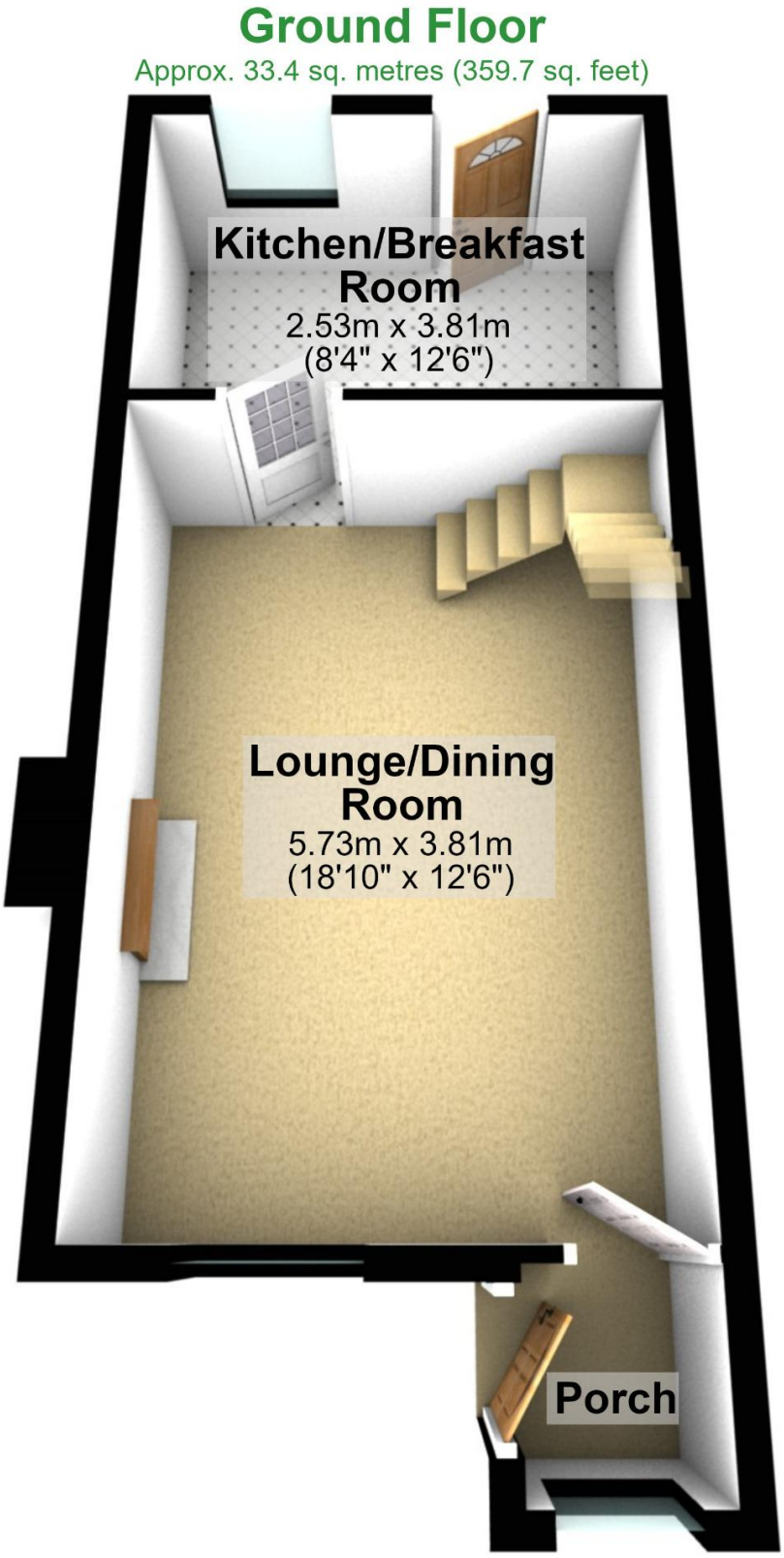


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Property Floor Plans

127 Clitheroe Road, Sabden, Clitheroe, Lancashire, BB7 9HJ



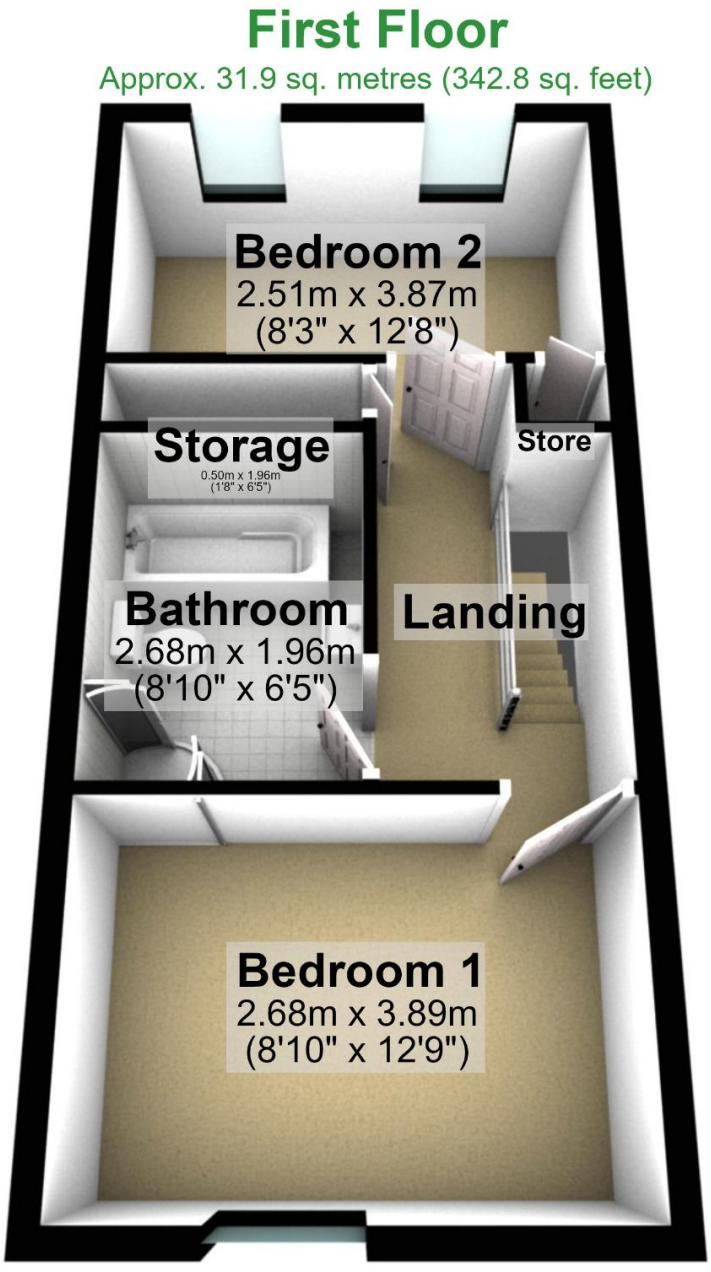
Total area: approx. 65.3 sq. metres (702.5 sq. feet)

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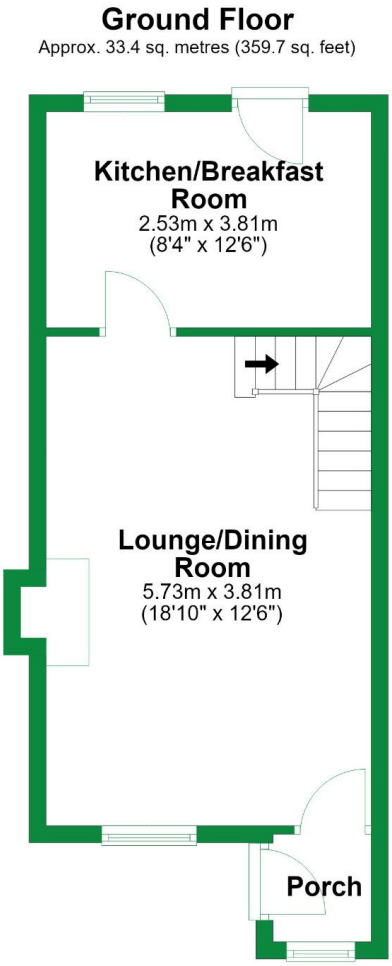


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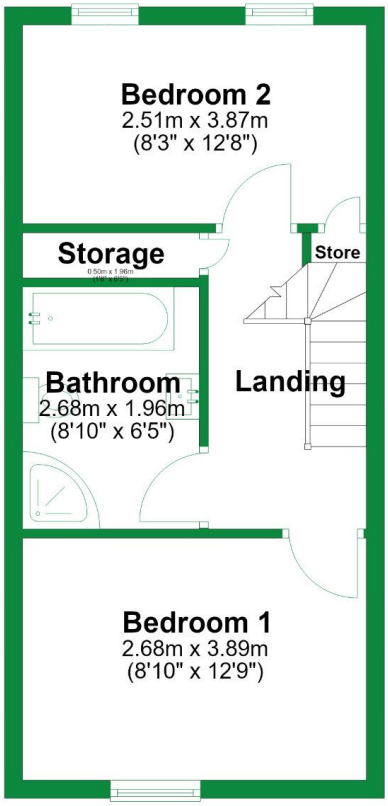
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First Floor

Approx. 31.9 sq. metres (342.8 sq. feet)



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Property Info

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Property Type
House
Property Style
Cottage
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
702
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£229,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

127 Clitheroe Road, Sabden, Clitheroe, Lancashire, BB7 9HJ

Feature 1
Sought-after Sabden Village Location With Local Amenities Close By
Feature 2
Lounge And Dining Area To The Front With A Gas Fire And Feature Mantle
Feature 3
Fitted Kitchen Overlooking The Garden With Integrated Appliances
Feature 4
Two Double Bedrooms
Feature 5
Spacious Bathroom With Both A Bath And Seperate Shower
Feature 6
Lovely Front Garden With Shrubs And Plants With A Pathway Leading Up To The House
Feature 7
Paved Seating Area To The Rear
Feature 8
Open Countryside Views From The Front Of The Property

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Property Description

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Character Two-Bedroom Cottage with Fabulous Countryside Views Within Sabden

Key Features

- Sought-after Sabden village location with local amenities close by
- Countryside views to the front with walking routes and access to Pendle Hill
- Convenient for Sabden Primary School, local pubs and shops
- Easy access to Clitheroe and Whalley for a wider range of shops, restaurants and amenities
- Lounge and dining area to the front with a gas fire and feature mantle
- Fitted kitchen overlooking the garden with breakfast bar and integrated appliances
- Two good-sized double bedrooms
- Spacious bathroom with both a bath and separate shower
- Front garden with pathway leading up to the property
- Private paved seating area to the rear
- Elevated position with attractive views across the surrounding countryside
- Lovely condition throughout and ready to move into

This character cottage has been well maintained throughout and occupies an elevated position on Clitheroe Road, with countryside views to the front. The accommodation is well arranged, with a welcoming lounge and dining area located to the front, featuring a gas fire and feature mantle, leading through to a fitted kitchen with integrated appliances and a breakfast bar.

Upstairs, there are two good-sized double bedrooms and a spacious bathroom with both a bath and separate shower. Outside, the front garden and pathway create a lovely approach, while the private paved area to the rear provides a great place to sit and enjoy the garden.

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The property is well positioned within the popular village of Sabden, with a primary school, local shops and pubs all close by. For those who enjoy the outdoors, the surrounding countryside and walking routes towards Pendle Hill are within easy reach.

Clitheroe and Whalley are also both convenient for a wider choice of shops, cafes, restaurants and everyday amenities, while the surrounding Ribble Valley and Pendle areas are easily accessible from the village.

From The Agent's Perspective:
This is a lovely cottage for buyers looking for character, countryside and village life, without being too far from larger towns. The elevated position gives the property a lovely outlook, while the nearby walking routes and access to Pendle Hill make the location particularly appealing for those who enjoy getting outdoors.

The combination of a well-kept home, two double bedrooms, outdoor space and easy access to Sabden's amenities makes this a practical home in a popular village setting.

From the Client's Perspective:
Fabulous countryside views, good neighbours, and the feel of village life make this property special. Sabden offers a friendly community atmosphere, with the village lifestyle and surrounding countryside adding to the appeal of the location.

Additional Information
Tenure- Freehold
Council tax band - C
Heating - Gas central heating
Electric- Mains
Drainage - Mains

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Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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