

Property Details

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

OIRO **£399,950**



Property Photos

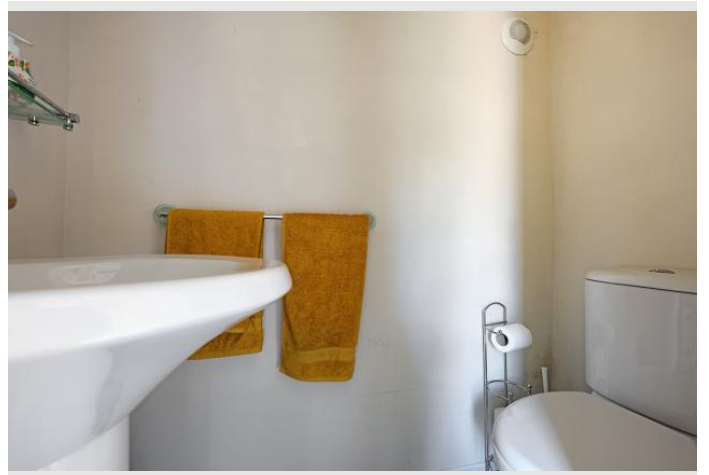
119 Clitheroe Road, Sabden, Clitheroe, Lancashire, BB7 9HJ



Creation Date
28/05/2026

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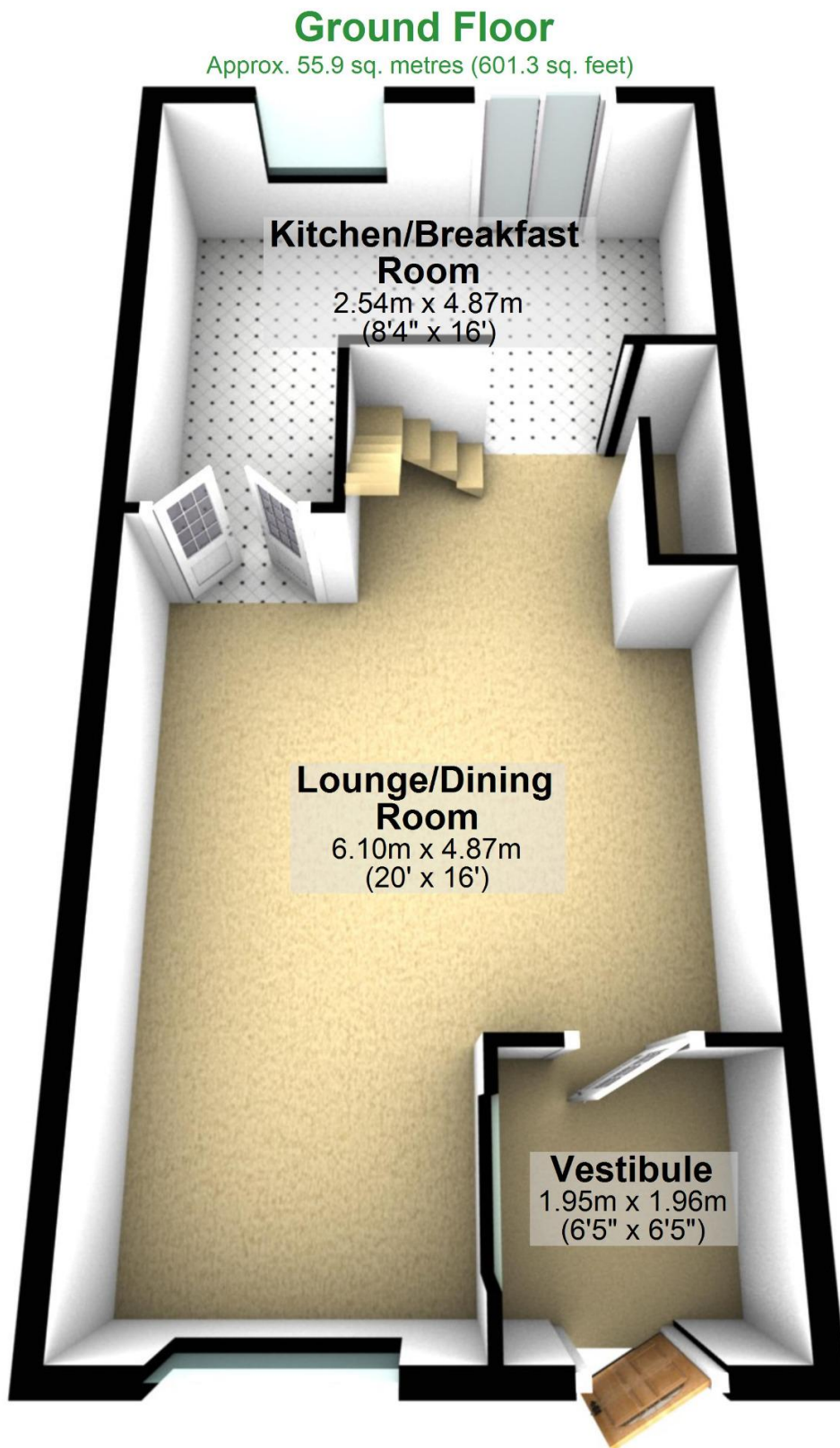
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Property Floor Plans

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



Total area: approx. 99.2 sq. metres (1067.4 sq. feet)

Creation Date

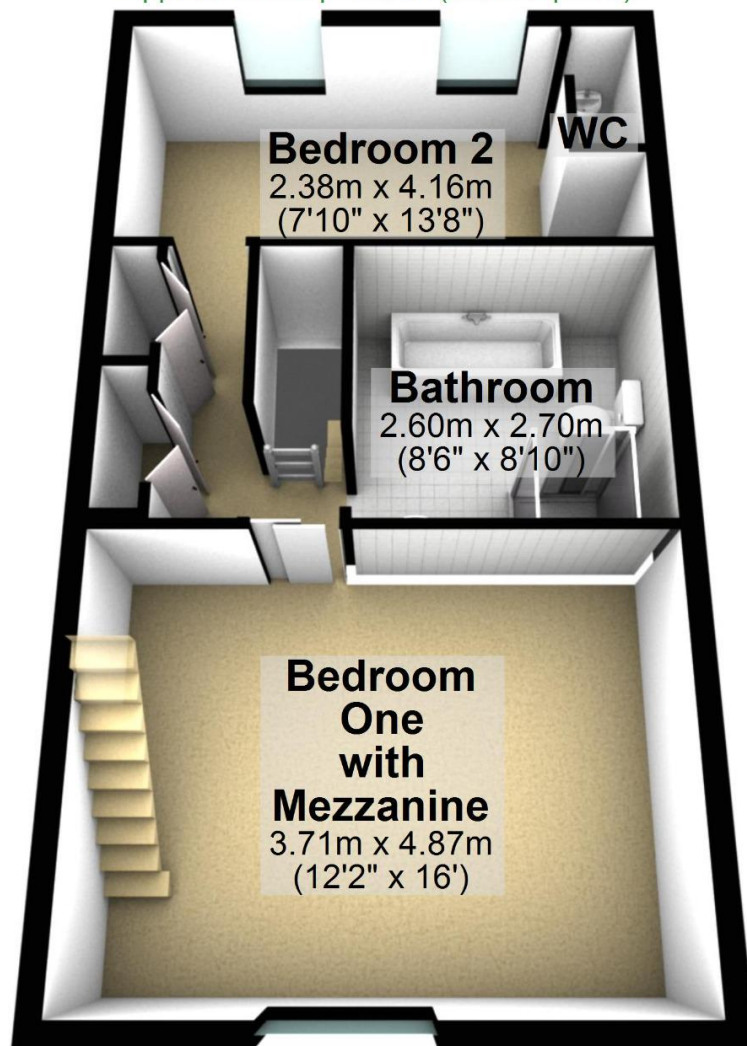
28/05/2026

Property Floor Plans

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

First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Creation Date

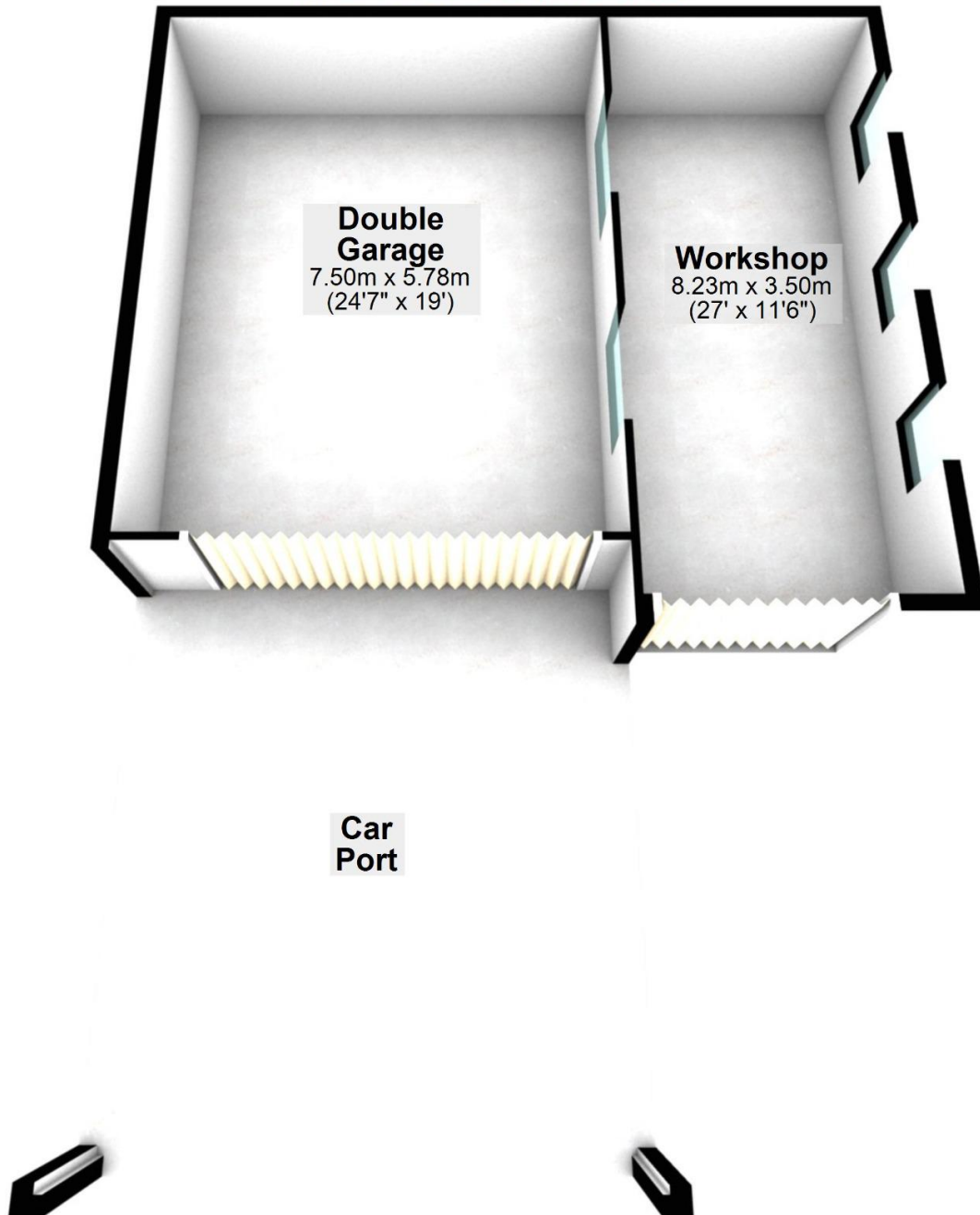
28/05/2026

Property Floor Plans

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

Ground Floor

Approx. 110.7 sq. metres (1191.0 sq. feet)



Total area: approx. 110.7 sq. metres (1191.0 sq. feet)

Creation Date

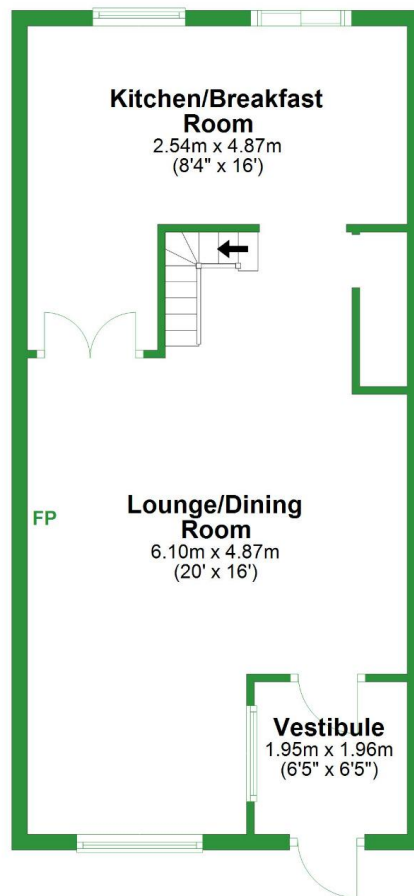
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Property Floor Plans

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

Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.4 sq. feet)

Creation Date

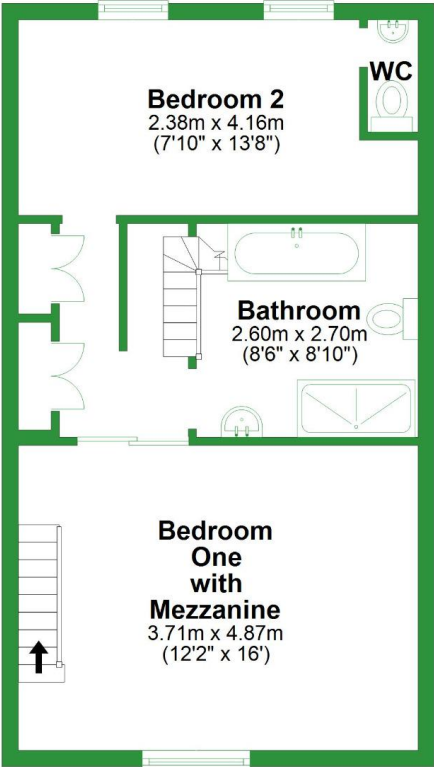
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Property Floor Plans

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First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)

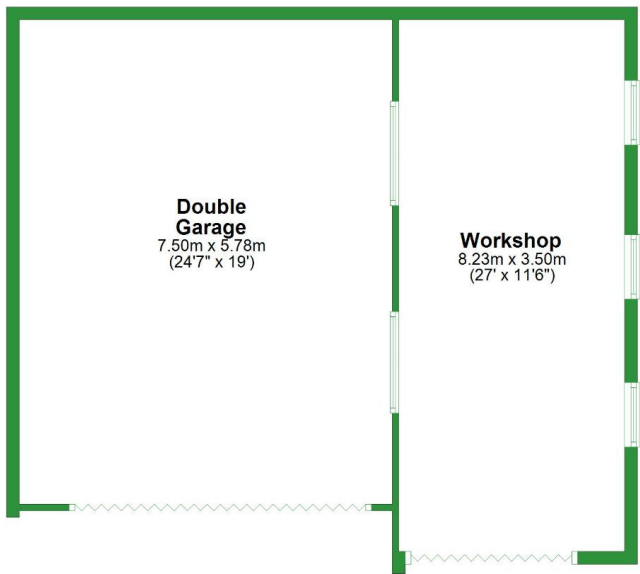


Property Floor Plans

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Ground Floor

Approx. 110.7 sq. metres (1191.0 sq. feet)



Car Port

Total area: approx. 110.7 sq. metres (1191.0 sq. feet)

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Property Info

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

Property Type

House

Property Style

Cottage

Bedrooms

2

Bathroom

1

Receptions

2

Tenure Type

Freehold

Floor Area

1067

Agency Type

Sole

Parking

Double Garage

Type

Sales

Electricity

Mains Supply

Creation Date

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Property Info

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

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£399,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

28/05/2026

Property Features

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

Feature 1

A Charming Two Bedroom Mid Terraced Cottage

Feature 2

Spacious Landscaped Rear Garden With A Lawn, Raised Planting Beds, Shrubs And Flowers

Feature 3

Located Within A Sought After Village Location

Feature 4

Within Walking Distance Of The Countryside And Pendle Hill

Feature 5

Two Spacious Bedrooms, Including A Mezzanine Above The Main Bedroom

Feature 6

Second Bedroom With A Sink And Wc

Feature 7

Bright Kitchen Breakfast Room Located To The Rear

Feature 8

Private Gated Driveway With Access To A Car Port, Double Garage And Workshop With Solar Panels

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Property Description

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Charming Cottage with Large Garden, Garage and Private Driveway in a Sought After Village Location

Key Features

Mid-terrace cottage in a sought-after Ribble Valley village
Located in Sabden within walking distance of Pendle Hill
Open aspect views and access to countryside walks
Entrance vestibule leading into a lounge and dining area
Bright kitchen breakfast room with sliding doors to the garden
Two bedrooms, including a main bedroom with fitted wardrobes
Useful mezzanine level providing additional storage space
Second bedroom overlooking the rear garden with sink and WC
Spacious family bathroom with separate bath and shower
Front garden area and a large tiered rear garden
Covered patio, seating area, greenhouse and raised planting beds
Private gated driveway, carport, double garage and workshop with solar panels at the top of the garden

Located on Clitheroe Road in the popular village of Sabden, in the heart of the Ribble Valley, Crab Apple Cottage offers a surprising amount of space both inside and out. The ground floor begins with an entrance vestibule leading into a comfortable lounge and dining area, ideal for everyday living. To the rear, there is a bright kitchen breakfast room with sliding doors opening directly onto the garden, creating a great connection between indoor and outdoor space.

Upstairs, the main bedroom sits to the front and includes fitted wardrobes along with a mezzanine level above, providing useful extra storage or a flexible space. The second bedroom is positioned at the rear, overlooking the garden, and includes its own sink and WC. A spacious family bathroom is accessed from the landing and features both a separate bath and shower.

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Externally, the property has a garden area to the front, while the rear garden is a real highlight. It offers a large landscaped lawn with a covered patio area, stepping stone path to a seating space, raised planting beds, a pond, and a greenhouse. The tiered design adds interest, with planted borders full of shrubs, flowers and small trees. At the top of the garden, there is a gated driveway, car port, double garage and workshop with solar panels.

Sabden is a well-regarded village within the Ribble Valley, known for its strong sense of community and access to beautiful countryside walks. Pendle Hill is within walking distance, making this an excellent spot for those who enjoy being outdoors. Nearby Clitheroe offers a wider range of facilities, and the area is also popular with families, with a selection of well-rated primary and secondary schools within easy reach.

From the Agent's Perspective:

This is a great opportunity to purchase a home with far more to offer than first meets the eye. The combination of character, useful internal layout, impressive outdoor space and open views, together with its position close to Pendle Hill, makes it stand out for a wide range of buyers.

From the Client's Perspective:

The property has been thoroughly enjoyed for its beautiful views, peaceful rural setting, and the sense of privacy it offers. The surrounding area provides a wonderful balance of countryside living while still remaining convenient for local amenities. The neighbours have also been a real positive - friendly, welcoming, and helping to create a lovely community atmosphere.

Additional Information

Tenure- Freehold

Council tax band - D

Heating - Gas central

Electric- Mains

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Drainage - Mains

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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