

Property Details

9 Clough Lane, Simonstone,
Burnley, Lancashire, BB12 7HW

OIRO **£229,950**



Property Photos

9 Clough Lane, Simonstone, Burnley, Lancashire, BB12 7HW



Creation Date
27/04/2026

Property Photos

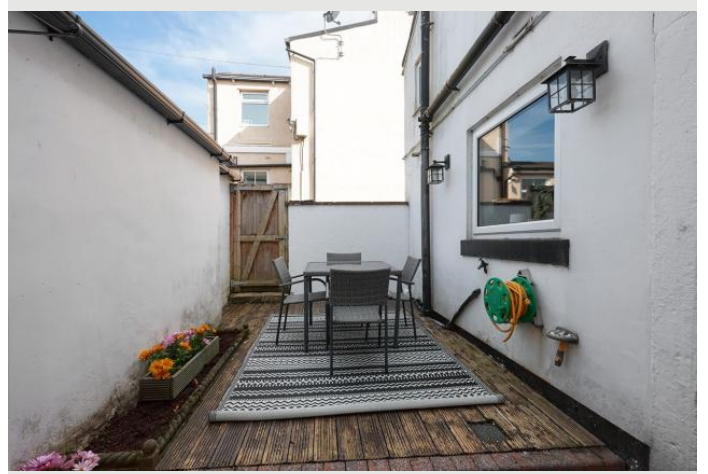
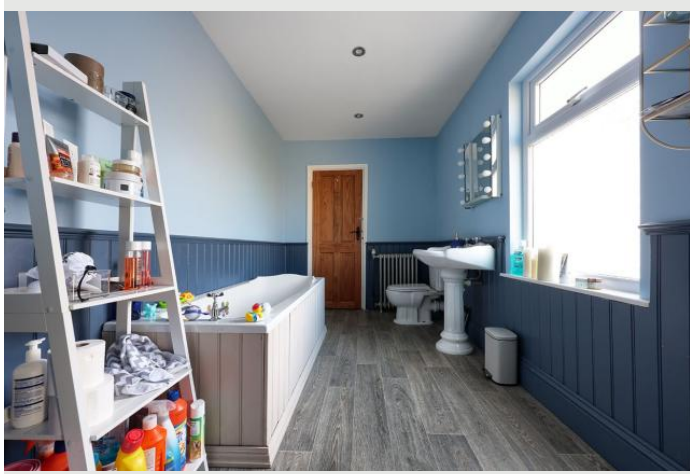
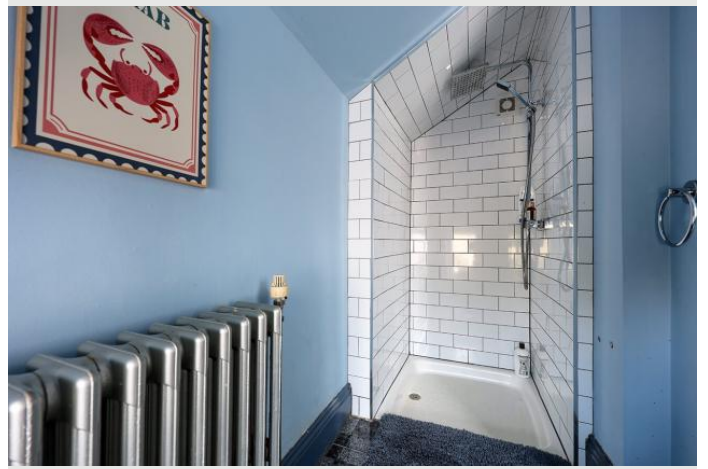
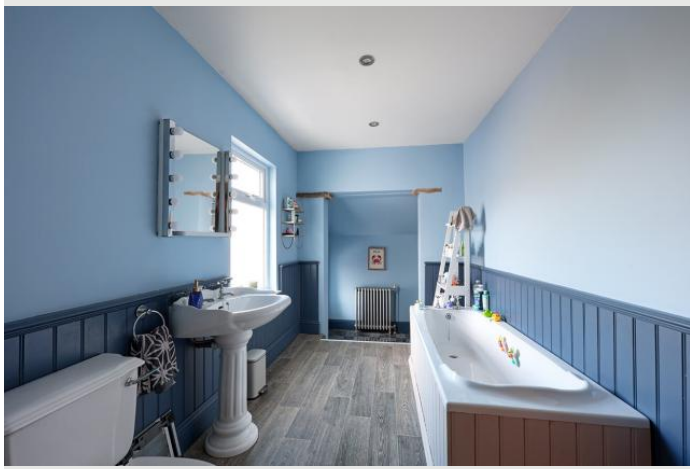
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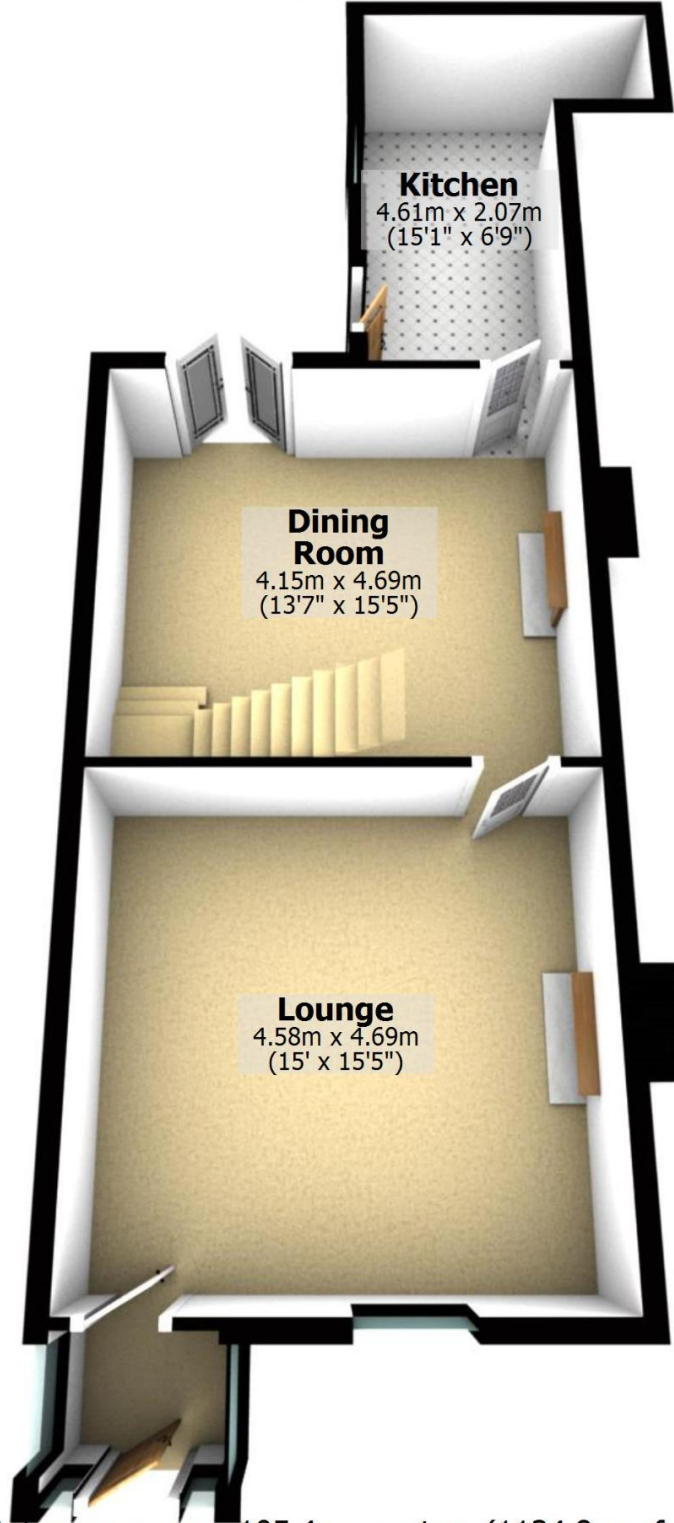
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Property Floor Plans

9 Clough Lane, Simonstone, Burnley, Lancashire, BB12 7HW

Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

Creation Date

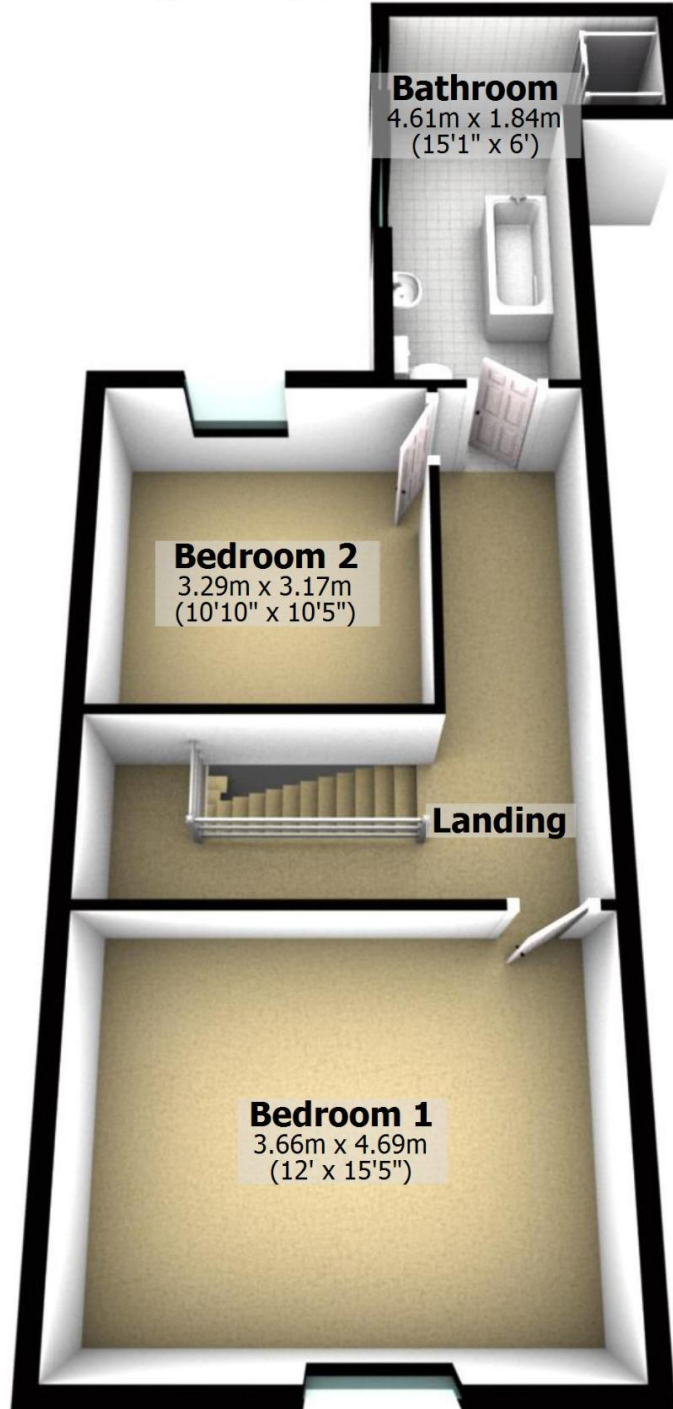
27/04/2026

Property Floor Plans

9 Clough Lane, Simonstone, Burnley, Lancashire, BB12 7HW

First Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



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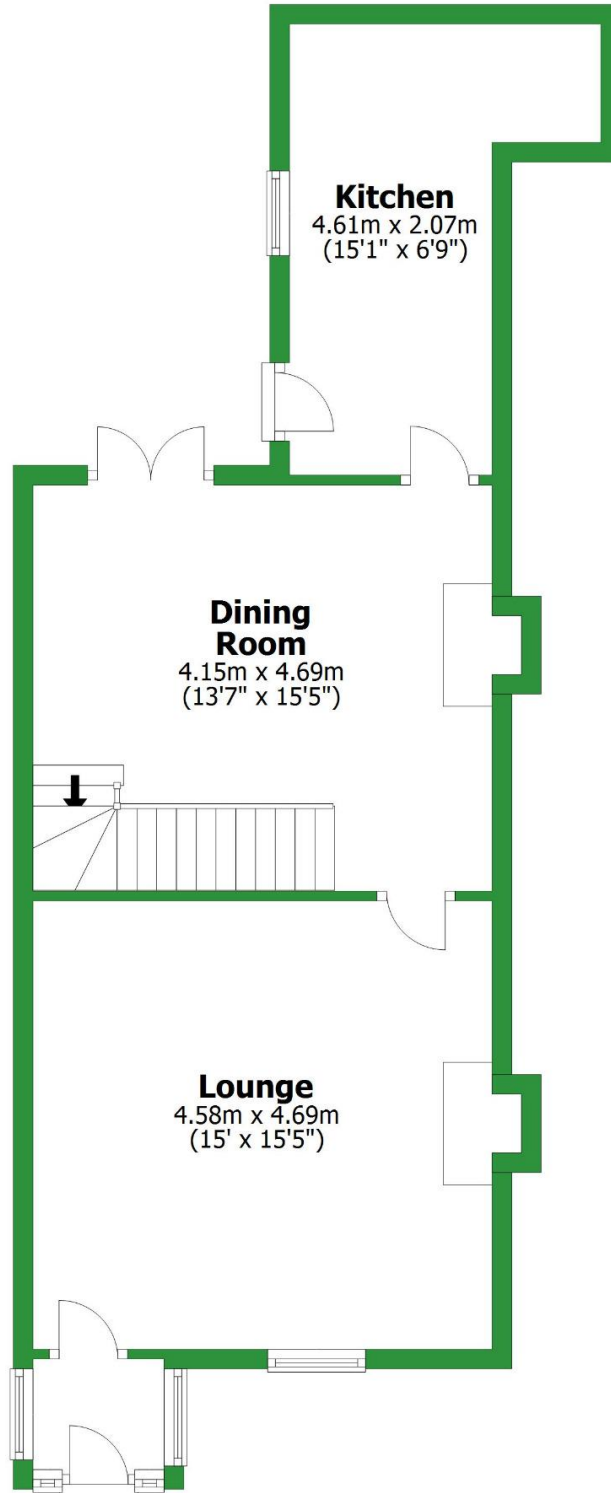
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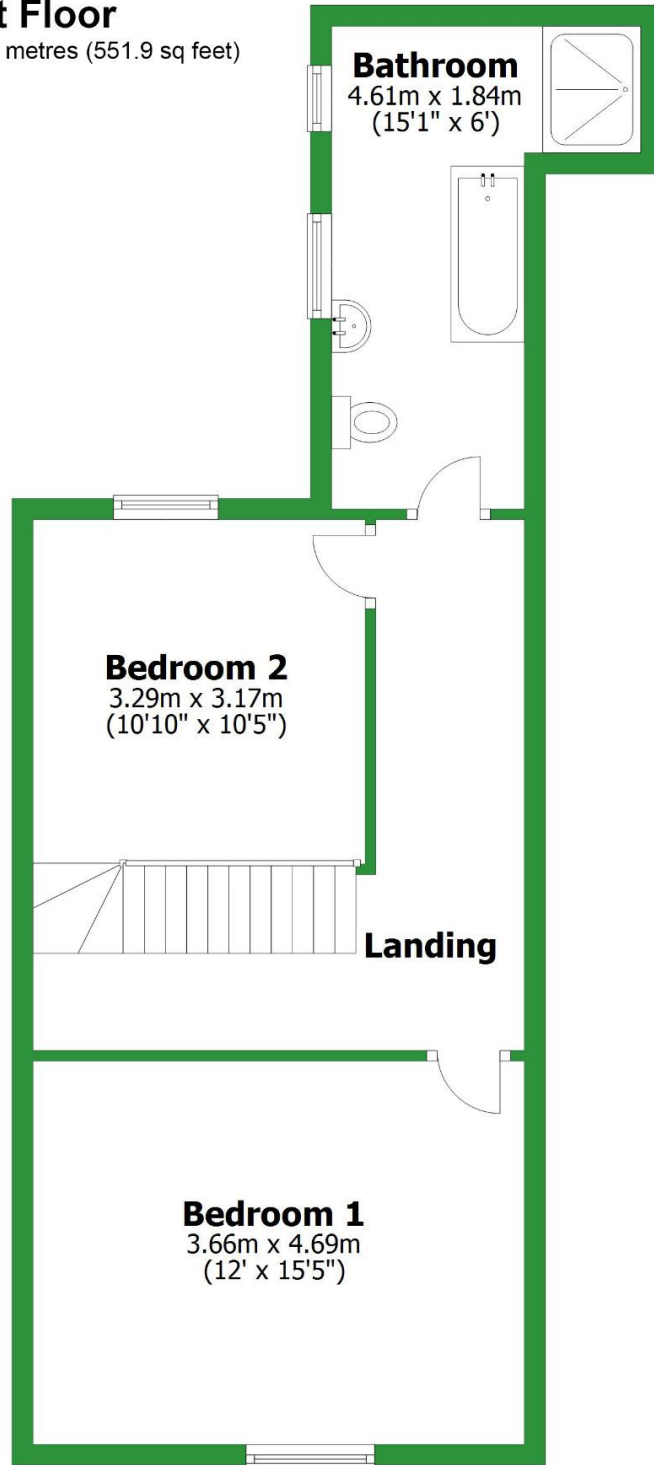
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Property Info

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Property Type

House

Property Style

Cottage

Bedrooms

2

Bathroom

1

Receptions

2

Tenure Type

Leasehold

Floor Area

1134

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

-

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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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2880-05-12

Price Qualifier

OIRO

Price

£229,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

27/04/2026

Property Features

9 Clough Lane, Simonstone, Burnley, Lancashire, BB12 7HW

Feature 1

Two Bedroom Mid Terraced Cottage

Feature 2

Two Reception Rooms

Feature 3

Cottage Style Kitchen With Storage Space

Feature 4

Two Spacious Bedrooms With Fitted Wardrobes

Feature 5

Private Rear Courtyard

Feature 6

Garden Fronted

Feature 7

Quiet Village Location

Feature 8

Great Access To M65 And Local Amenities Within Padiham

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Property Description

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Charming Two Bedroom Cottage on a Country Lane in Simonstone

Key Features

- Mid terraced cottage style home in a quiet village setting
- Garden fronted with a welcoming approach
- Separate dining room with a fireplace and mantle
- Double doors leading from dining room to rear courtyard
- Kitchen positioned to the rear with useful storage space
- Large front double bedroom with fitted wardrobes
- Second bedroom with built-in wardrobes and drawers
- Generous bathroom with both bath and separate shower
- Private decked rear area suitable for outdoor seating
- Convenient access to Padiham, Burnley, and the M65
- Easy reach of Whalley and Clitheroe
- Nearby schools and everyday amenities within easy reach

Located on Clough Lane in Simonstone, this mid-terraced cottage-style home offers a warm and welcoming feel throughout. The property is garden fronted and opens into a spacious lounge. There is a separate dining room featuring a fireplace and double doors leading out to the rear courtyard, creating a lovely space for everyday living and entertaining. The kitchen sits at the rear of the property and includes a useful storage area for extra storage.

Upstairs, the home offers two well-proportioned bedrooms. The main bedroom is a generous double positioned at the front, complete with fitted wardrobes. A spacious landing leads to the second bedroom, which is also a good size and benefits from built-in wardrobes and drawers. The bathroom is larger than expected and includes both a bath and a separate shower.

To the rear, there is a private decked area, perfect for enjoying some fresh air. Set along a quiet country lane, the property enjoys a peaceful setting while still offering excellent

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access to Padiham and Burnley, the M65 motorway, and nearby villages and towns such as Whalley and Clitheroe. There are also local schools and amenities close by, with supermarkets available in Padiham.

From the Agent's Perspective:

This is a great opportunity for buyers looking for a character-style home in a quiet yet well-connected location. The room sizes and outdoor space make it a practical choice for a range of buyers, including first-time purchasers and those looking to downsize.

From the Client's Perspective:

We have loved living here. It is a brilliant location, set in the countryside yet still very close to the motorway, which has made getting around really easy. The neighbours and wider community have been lovely, and there is a great sense of friendliness. The house itself feels spacious and full of character, and it has been a home we have truly enjoyed.

Additional Information

Tenure - Leasehold, 854 years remaining, peppercorn rent.

Council tax band - C

Heating - Gas central

Electric- Mains

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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