

Property Details

37, Whalley Road, Sabden,
Clitheroe, Lancashire, BB7 9DZ

OIRO £249,950



Property Photos

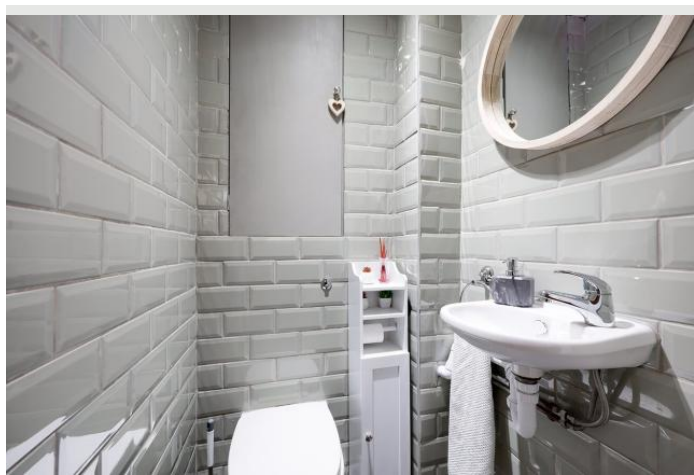
37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ



Creation Date
11/08/2026

Property Photos

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ



Creation Date
11/08/2026

Property Photos

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ



Creation Date
11/08/2026

Property Photos

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

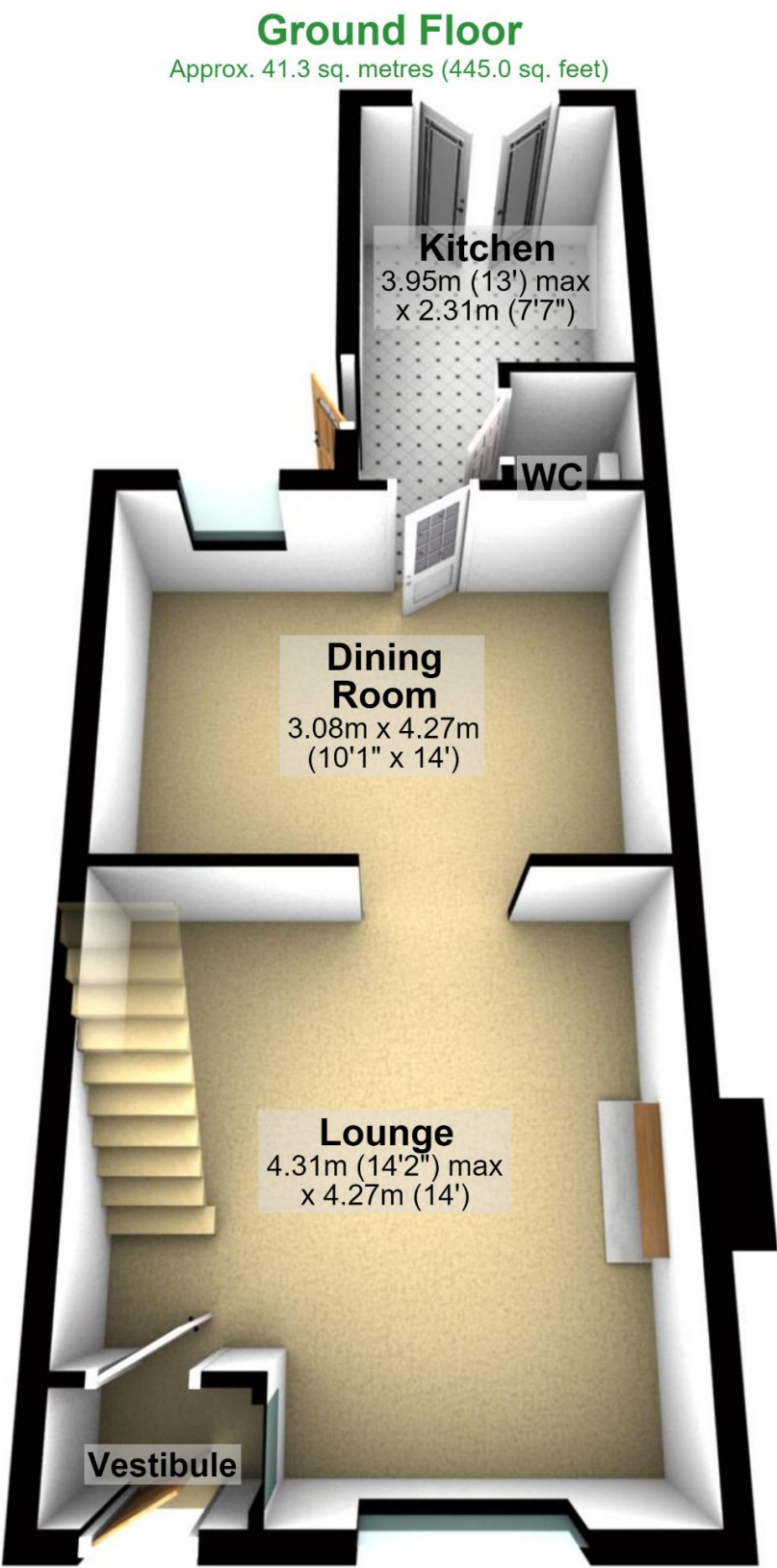


Creation Date

11/08/2026

Property Floor Plans

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

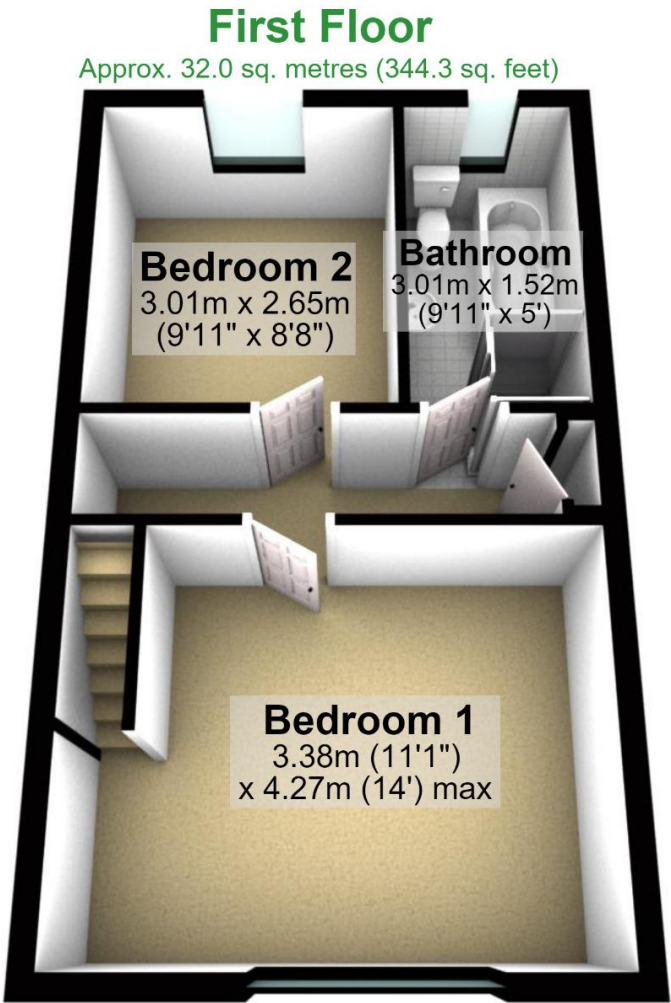


Total area: approx. 91.5 sq. metres (984.9 sq. feet)

Creation Date
11/08/2026

Property Floor Plans

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ



Property Floor Plans

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

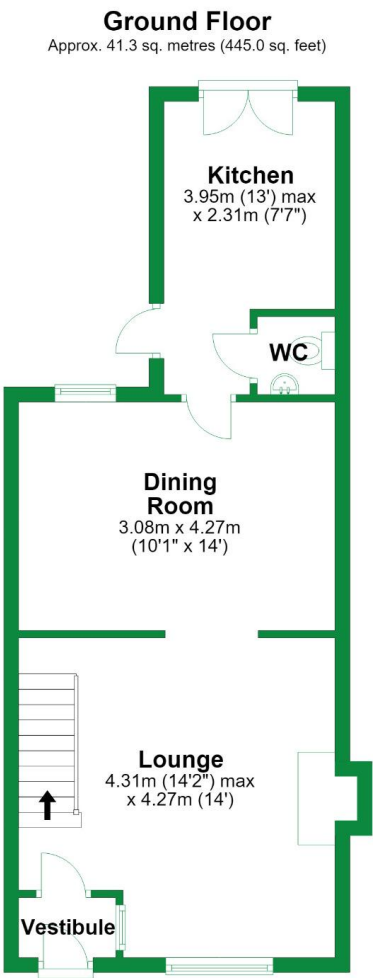
Second Floor

Approx. 18.2 sq. metres (195.7 sq. feet)



Property Floor Plans

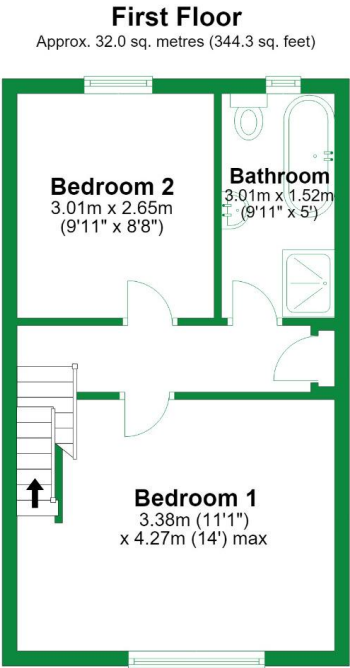
37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ



Total area: approx. 91.5 sq. metres (984.9 sq. feet)

Property Floor Plans

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

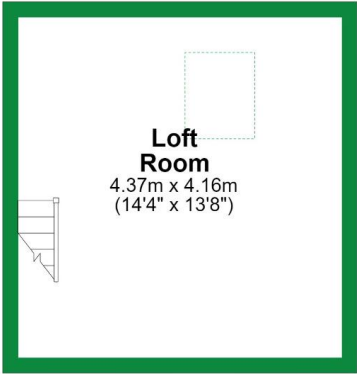


Property Floor Plans

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

Second Floor

Approx. 18.2 sq. metres (195.7 sq. feet)



Property Info

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
984
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

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)
-

Property Info

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2840-03-19
Price Qualifier
OIRO
Price
£249,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

Feature 1

Charming Cottage In The Popular Village Of Sabden

Feature 2

Two Reception Rooms, Including A Lounge With A Wood Burner

Feature 3

Cottage Feel Throughout

Feature 4

Kitchen With Integrated Appliances And Patio Doors To The Rear Garden

Feature 5

Convenient Downstairs Wc

Feature 6

Two Bedrooms And A Loft Room

Feature 7

Spacious Rear Garden With A Patio Area, Lawn And Further Patio Seating Area

Feature 8

Chain Free

Property Description

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

Charming Two Bedroom Cottage with Countryside Views in the Heart of Sabden

Key Features

Charming two-bedroom cottage in the popular village of Sabden
Generously sized accommodation with character features throughout
Cosy front lounge with feature wood burner
Spacious dining room providing an ideal family or entertaining space
Modern kitchen with integrated appliances and double patio doors
Downstairs WC for added convenience
Two well-proportioned double bedrooms
Family bathroom with bath and separate shower
Useful loft room providing flexible additional space
Front garden area and large rear garden
Rear patio, lawn and further seating area with countryside views
Lovely open views across the surrounding Ribble Valley landscape
Offered chain free
Ideal home for first time buyers, couples or downsizers
Village amenities including local shops, pubs and community facilities nearby
Close to beautiful countryside walks and outdoor activities
Convenient access to Whalley, Clitheroe and surrounding areas
Well regarded local schools available within the area

Situated in the popular Ribble Valley village of Sabden, this generous two bedroom cottage is offered chain free and is presented in excellent condition throughout. Full of character, the property combines charming original features with practical modern living.

The cosy lounge at the front of the home features a wood burner, creating a warm and welcoming space. This leads through to a spacious dining room, ideal for everyday meals or entertaining family and friends. To the rear, the attractive kitchen includes integrated appliances and double patio doors opening onto the garden, along with the convenience of a downstairs WC.

Creation Date

11/08/2026

Property Description

37, Whalley Road, Sabden, Clitheroe, Lancashire, BB7 9DZ

Upstairs, there are two well-proportioned double bedrooms and a family bathroom complete with both a bath and separate shower. There is also a useful loft room, offering flexible space to suit a variety of needs.

Outside, the property enjoys a front garden, while the rear offers a spacious patio with steps leading to a lawn and a further patio seating area, where you can enjoy lovely open countryside views.

From the Agent's Perspective:

This is a fantastic opportunity to purchase a character cottage in one of the Ribble Valley's most sought after villages. The combination of generous living space, attractive outdoor areas and countryside views makes it a home that will appeal to a wide range of buyers, all with the added benefit of being offered with no onward chain.

Additional Information

Tenure- Leasehold, 814 years remaining.

Council tax band - B

Heating- Gas central heating

Electric- Mains

Drainage - Mains

110 ground rent p/a for the garden.

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.

Creation Date

11/08/2026