



Situated within a peaceful cul-de-sac in the heart of Clitheroe is this beautifully maintained four-bedroom detached home set on a generous and meticulously landscaped plot. Surrounded by established gardens and offering an exceptional sense of privacy, the property delivers a rare blend of space, comfort, and practicality - all within easy reach of the amenities, schools, and countryside walks that make the Ribble Valley one of Lancashire's most desirable locations.

Lovingly cared for by its current owners, this substantial home is approached via a double driveway bordered by sweeping lawns, neat gravel pathways, and immaculately kept flower beds. A charming frontage leads to the integral garage and a covered entrance, while gated side access guides you through to the sunny and secluded rear garden - one of the home's standout features.

Inside, the property opens into a welcoming entrance hallway, complete with oak-effect flooring, understairs storage, a guest two-piece WC, and internal access to the garage. To the rear of the garage, a practical utility area offers fitted base units, plumbing for laundry appliances, and space for an additional fridge or freezer - ideal for busy family living.

The ground floor flows effortlessly through a series of well-proportioned and versatile reception spaces. The main lounge features a charming box bay window overlooking the front garden and an inset electric fireplace set within a stone surround - creating a warm and inviting focal point. French doors lead through to the dining room, where oak-effect flooring continues, and another set of glazed doors opens into the delightful conservatory. With double-glazed windows and ceiling, this light-filled space offers a seamless connection to the outdoors, with French doors leading directly onto the rear patio - perfect for quiet mornings or summer entertaining.

The kitchen is both practical and well-equipped, fitted with a range of base and eye-level units, complementary laminate worktops, and tiled flooring. Integrated appliances include a Blomberg electric double oven, a four-ring induction hob with Neff extractor, and a dishwasher. Plumbing is in place for a washing machine, and there is space for a fridge, as well as deep pull-out, under counter drawers offering excellent storage. A glazed external door provides direct garden access.

Upstairs, the first-floor landing includes loft access and a generous airing cupboard housing the boiler and immersion heater. Four well-proportioned bedrooms radiate from this central space, including two generous doubles. Bedroom one features fitted wardrobes and a stylish en-suite shower room, with a corner mains shower, vanity basin, tiled walls, and a dual flush WC. Bedroom two also benefits from fitted storage and a dressing table, while bedrooms three and four offer excellent single accommodations - ideal for children, guests, or as a dedicated home office.

The house bathroom has been modernised to a high standard, with fully tiled walls and flooring, a panelled bath with mains-fed shower and screen, vanity wash basin, and dual flush WC - combining comfort and practicality with a contemporary feel.

Externally, the property continues to impress. The rear garden is a true retreat - private, sunny, and beautifully landscaped. A paved patio area off the conservatory leads onto a manicured lawn with established borders, while a charming decked seating area at the garden's end offers a perfect spot to enjoy its westerly-facing aspect - ideal for soaking up the afternoon sun.

With uPVC double glazing throughout, a Baxi boiler, and a thoughtful layout that balances sociable spaces with quiet corners, this is a turnkey-ready family home that has been lovingly maintained and enhanced over the years. Located in Clitheroe, a thriving market town renowned for its excellent schools, independent shops, and access to the stunning Ribble Valley countryside, Spa Garth offers a rare opportunity to enjoy peace, privacy, and community in equal measure.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

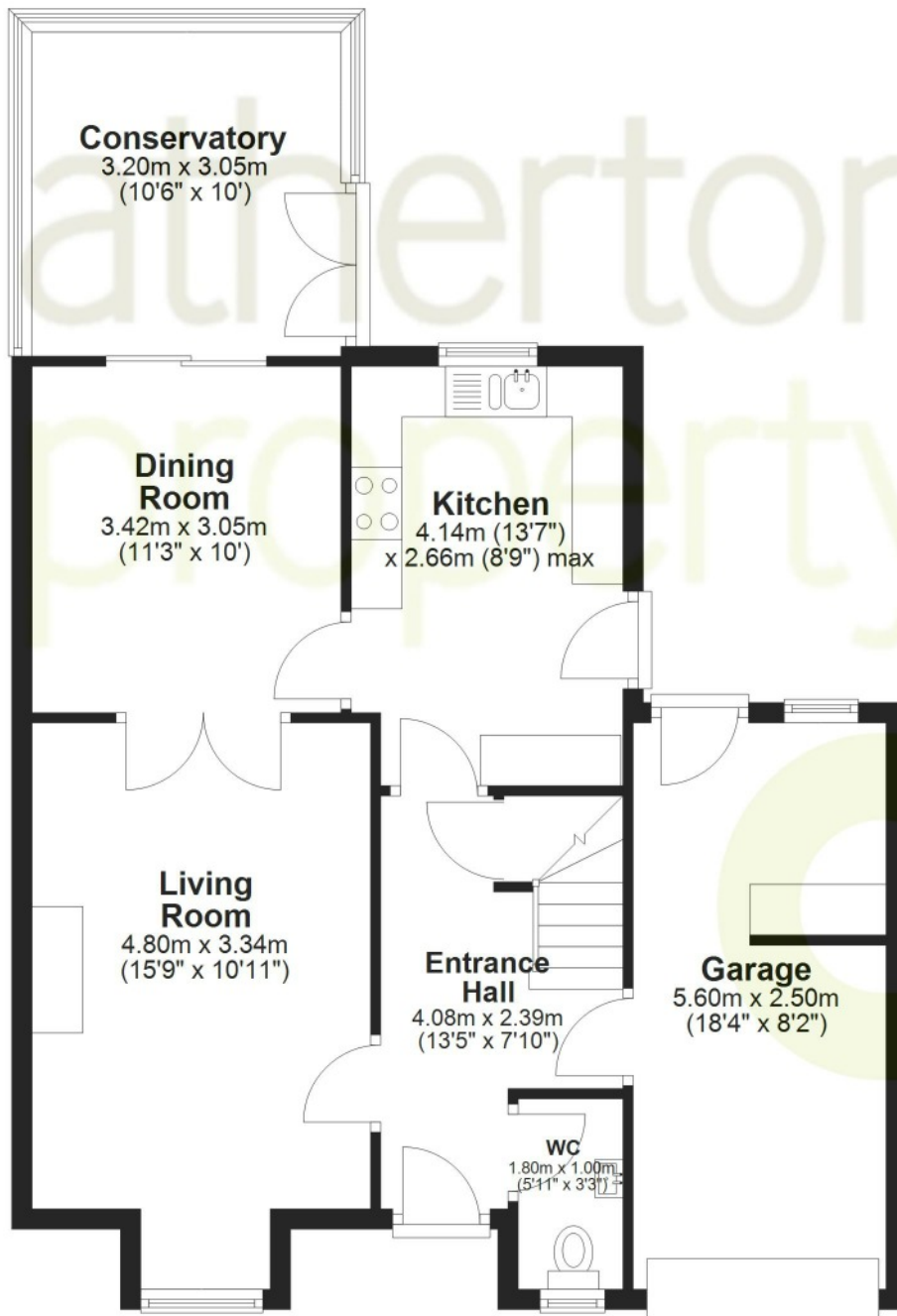
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





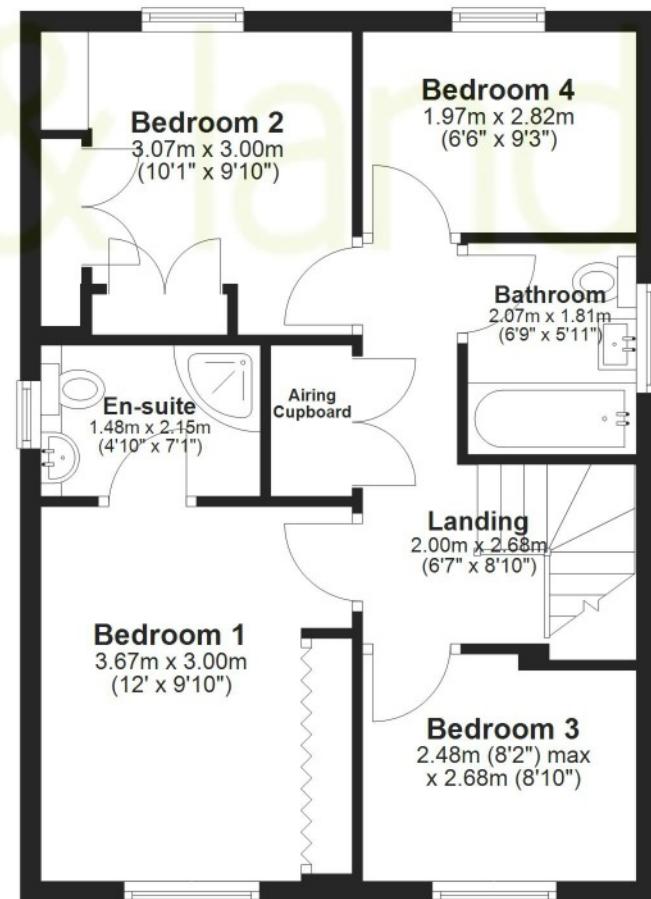
Ground Floor

Approx. 74.6 sq. metres (803.5 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 124.1 sq. metres (1335.4 sq. feet)





