



Occupying an elevated position set back from Clitheroe Road in the ever-popular Ribble Valley village of Sabden, this three-bedroom detached property presents an exciting opportunity for buyers looking to modernise and add value. Enjoying open countryside views from the principal rooms and constructed with solid masonry internal walls, it offers a rare chance to refurbish a well-built home in a sought-after rural setting.

Enjoying a raised position and approached via a terraced and paved front garden with single driveway, the property leads to a gated access point opening into further parking at the rear and a detached single garage. The garage itself is in need of attention and refurbishing, but the plot provides excellent scope for landscaping.

Both the front and rear gardens offer generous outdoor space, with the rear enjoying lawned and paved areas bordered by hedging and fencing. Beyond the main garden lies an additional section adjacent to the garage, rented from the Huntroyde Estate.

Internally, the house requires full modernisation, including the installation of central heating, but stands as a solid and well-proportioned home with excellent potential. A spacious entrance hall and porch provide an inviting welcome, with under stair storage and access to the main living areas.

To the front, a large lounge features a bay window framing far-reaching rural views and an inset gas stove. To the rear, a dining room and separate kitchen offer clear scope to be opened into one generous living-dining space to suit modern layouts with external access to the rear garden in situ.

To the first floor, the landing leads to three bedrooms and a three-piece house bathroom. Bedrooms one and three are positioned to the front, both benefiting from stunning open views. The main bedroom is a spacious double with bay window, while the third is a single ideal for a nursery or home office. Bedroom two is a good-sized double with fitted wardrobe cupboards.

With its elevated setting, impressive views, large plot, and solid construction, the property holds strong appeal for a wide variety of purchasers – from families and downsizers to developers and investors. Opportunities of this nature are seldom available in Sabden, and early interest is anticipated.

Sabden is a small Lancashire village tucked in the Ribble Valley, surrounded by rolling hills and lush countryside. Buyers are drawn to it for the peaceful, close-knit community and the mix of traditional stone cottages and newer homes. With good walking routes, cosy pubs, and easy access to nearby towns like Clitheroe and Burnley, it offers rural charm without feeling isolated. Families and retirees alike appreciate the slow pace of life, scenic views, and strong sense of local identity.

Services

Mains drains, mains water, mains electricity.
Mains Gas, Electric storage heater & Gas fires provide current heating.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

TBC

Council Tax

Band C.

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.

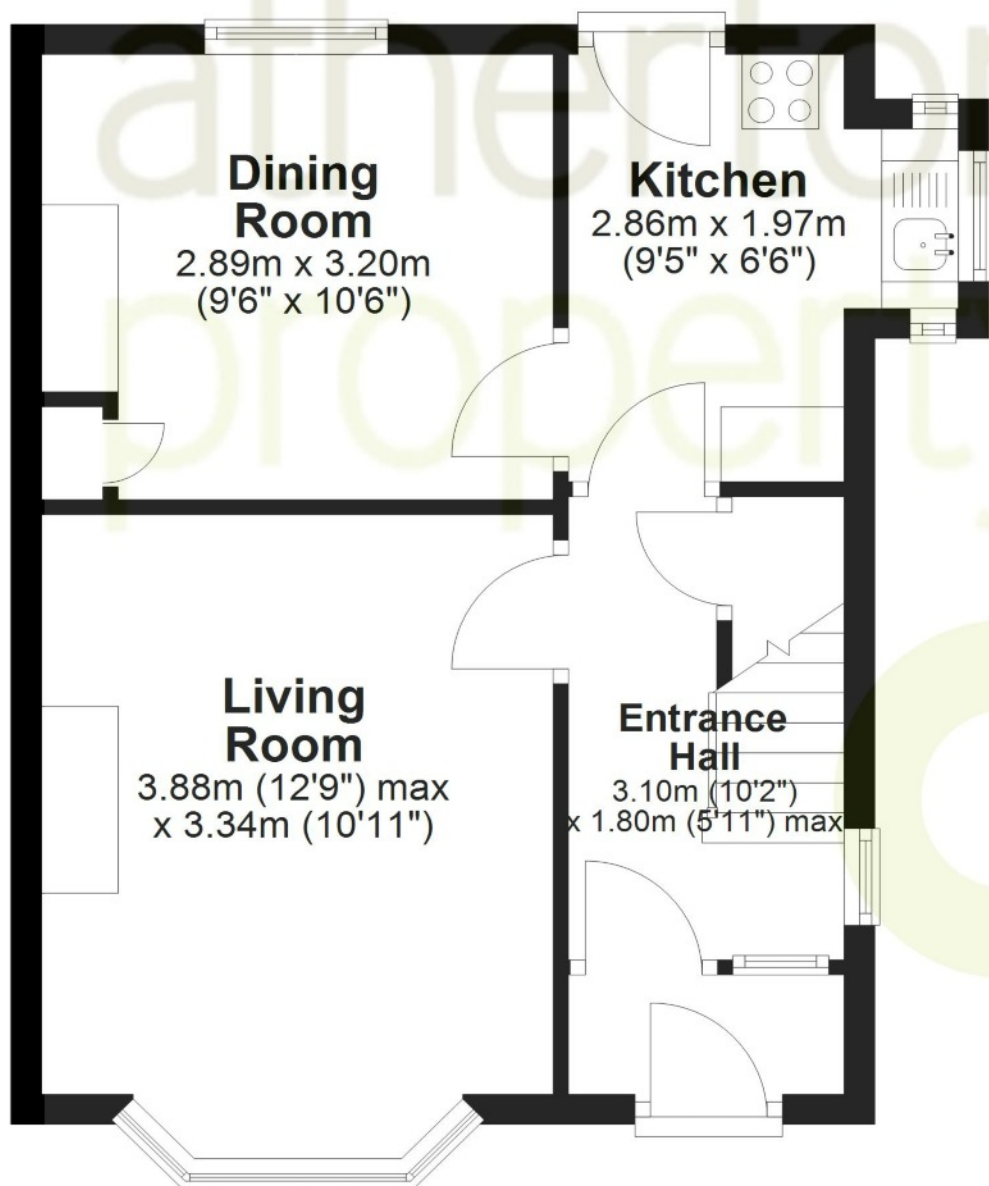
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





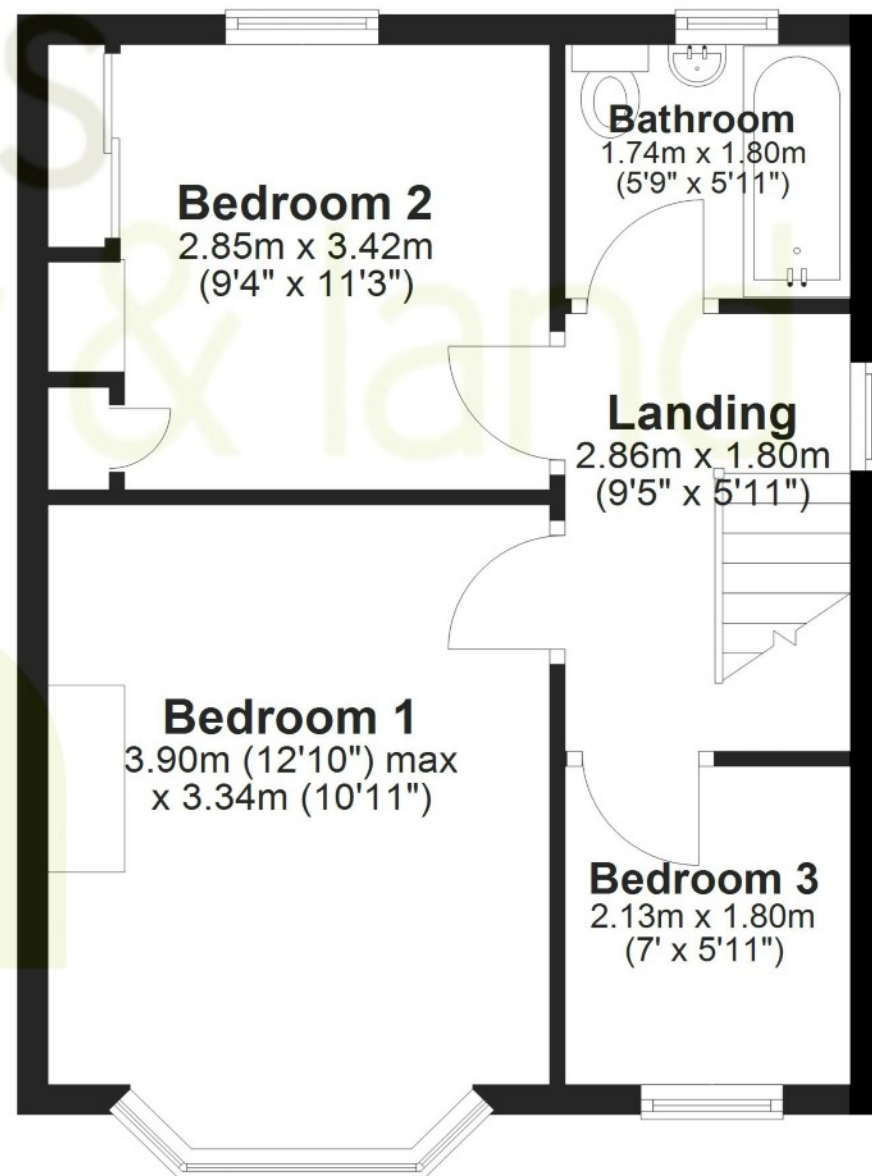
Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)





