



Dating back to the early nineteenth century, this characterful Georgian stone-built cottage presents a rare opportunity to breathe new life into one of Clitheroe's quietly historic homes. While its frontage sits along a lively main thoroughfare, the rear enjoys a peaceful vista with beautiful open views over neighbouring allotments towards Longridge Fell and beyond. Offered to the market with no onward chain.

The property offers a highly appealing framework of well-proportioned rooms, uPVC double-glazed windows, a beautifully tiled bathroom, a gas combination boiler with re-plumbed pipework, and plenty of period charm. Extending to approximately 774 sq ft (71.9 sq m), the accommodation comprises an entrance porch, front sitting room, generous rear living room, kitchen, two bedrooms and a notably spacious bathroom, making it an ideal canvas for those wishing to blend heritage character with contemporary comfort.

This is an excellent and increasingly uncommon opportunity to modernise a piece of the town's early Georgian fabric - moments from the bustle of Clitheroe, yet enjoying a remarkably green and peaceful outlook.

A, traditional arched stone entrance with uPVC double-glazed window and door opens into an entrance porch and then into the front sitting room/snug, featuring oak-effect flooring, a wide decorative stone fireplace, and stairs to the first floor.

To the rear, the larger living room is generously proportioned, with an impressive stone fireplace with gas connection in situ, a spacious under-stairs storage cupboard, and access to the kitchen.

Forming part of a single-storey rear extension, the kitchen offers tiled flooring, base and eye-level units with complementary laminate worktops, an induction four-ring hob, electric oven, stainless-steel sink and drainer, wall-mounted Baxi combination boiler, space for a breakfast table, and an external door to the rear yard.

Upstairs, the front bedroom provides a generous double, while the rear single bedroom - also comfortably sized - features a stunning exposed stone wall and an over-stairs storage cupboard, perfect for wardrobe space. The modern bathroom is unusually spacious for a house of this era, featuring a three-piece suite including panelled bath with shower over and screen, pedestal washbasin, dual-flush WC, and tiled elevations.

To the front, a traditional stone-walled forecourt garden sets the cottage neatly back from the pavement. At the rear, a good-sized west-facing yard offers ample privacy with high walled borders to the sides and open views over the neighbouring allotments - a great blank-canvas space for a buyer to put their own stamp on.

Clitheroe is a characterful market town in the heart of the Ribble Valley, known for its independent shops, thriving food scene, and the iconic Norman castle that overlooks the town. Its history stretches back more than 800 years, and its cobbled streets, traditional markets, and heritage buildings give it a timeless charm.

Today, Clitheroe offers excellent amenities, including quality schools, cafés and restaurants, local breweries, green parks, and easy access to the Forest of Bowland Area of Outstanding Natural Beauty. With strong transport links, a warm community feel, and miles of surrounding countryside, it's a place that blends convenience with peaceful rural living.

Services

All mains services are connected.

Tenure

The tenure is Leasehold. 999 years from 21st October 1816. We are advised the ground rent is no longer collected.

Energy Performance Rating

TBC.

Council Tax

Band B.

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

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.

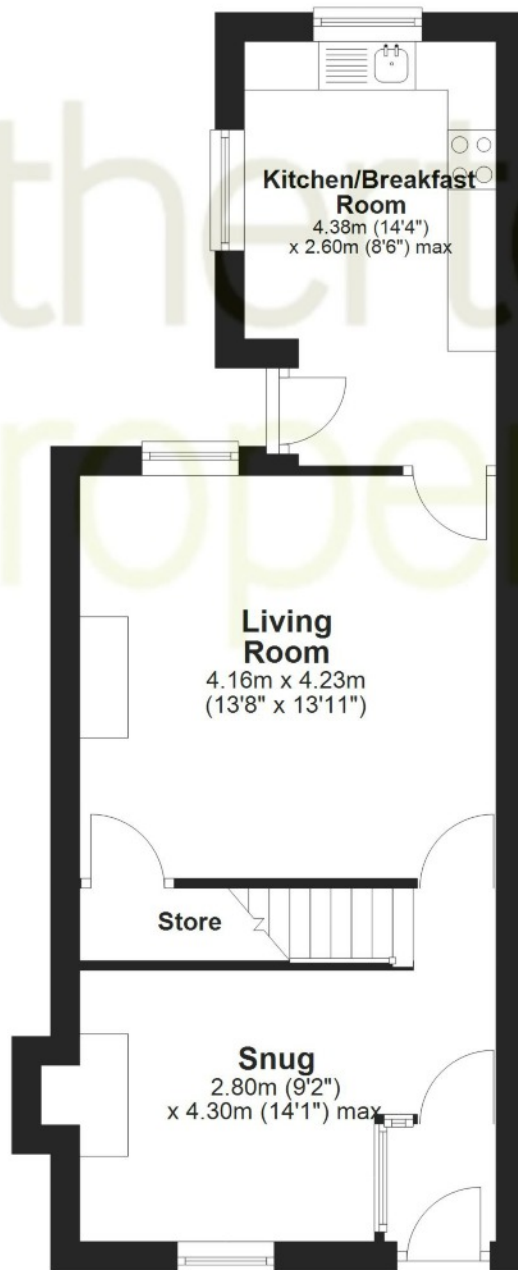
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





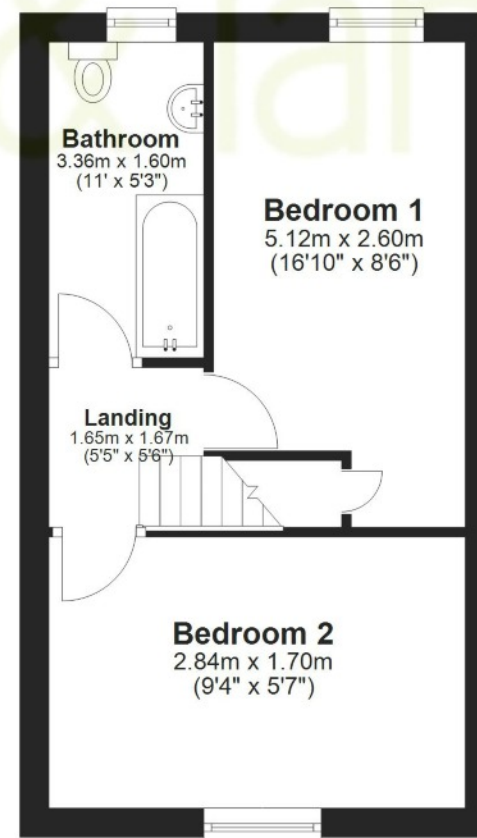
Ground Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





