

Property Details

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX

Guide Price **£415,000**



Property Photos

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX



Creation Date

31/10/2025

Property Photos

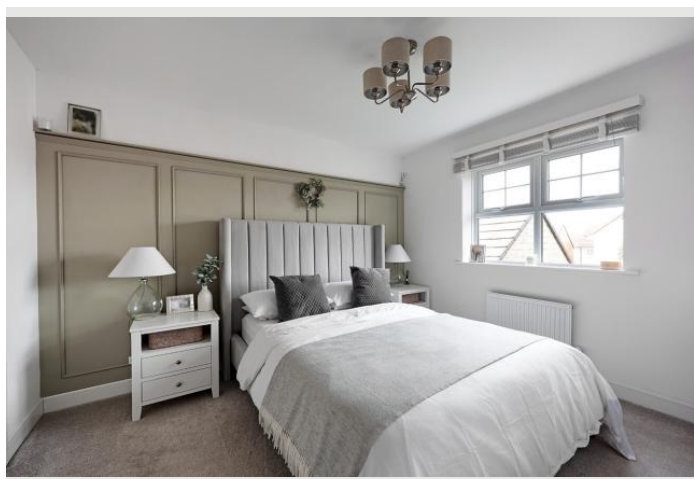
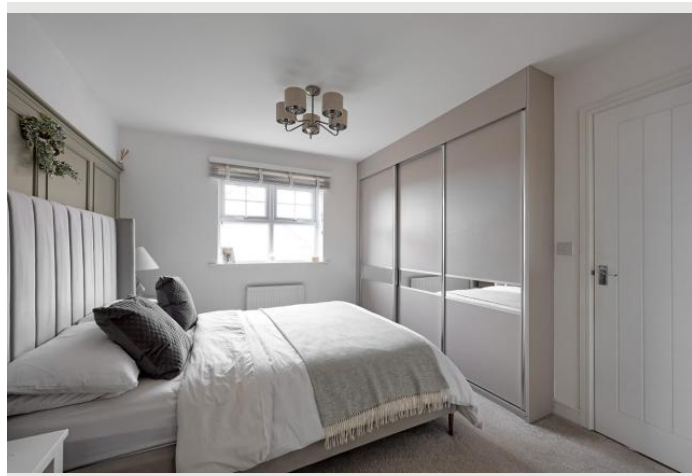
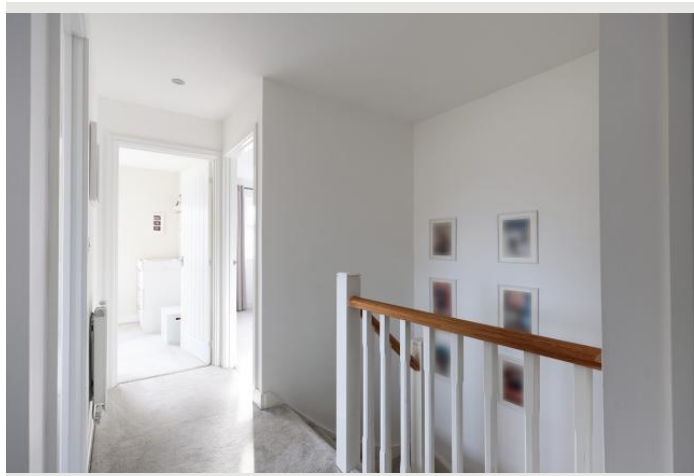
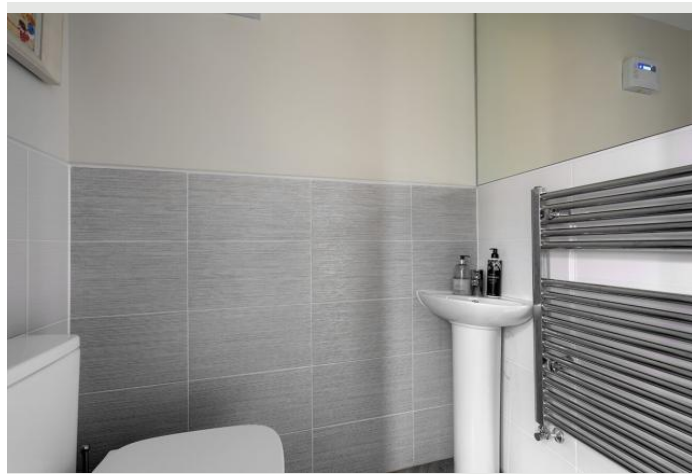
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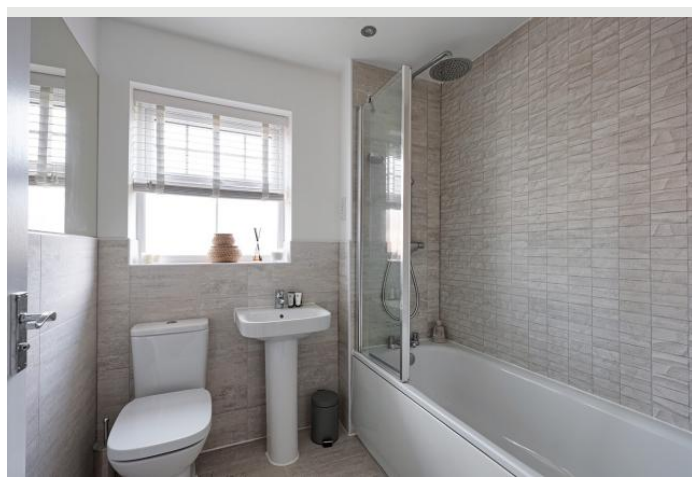
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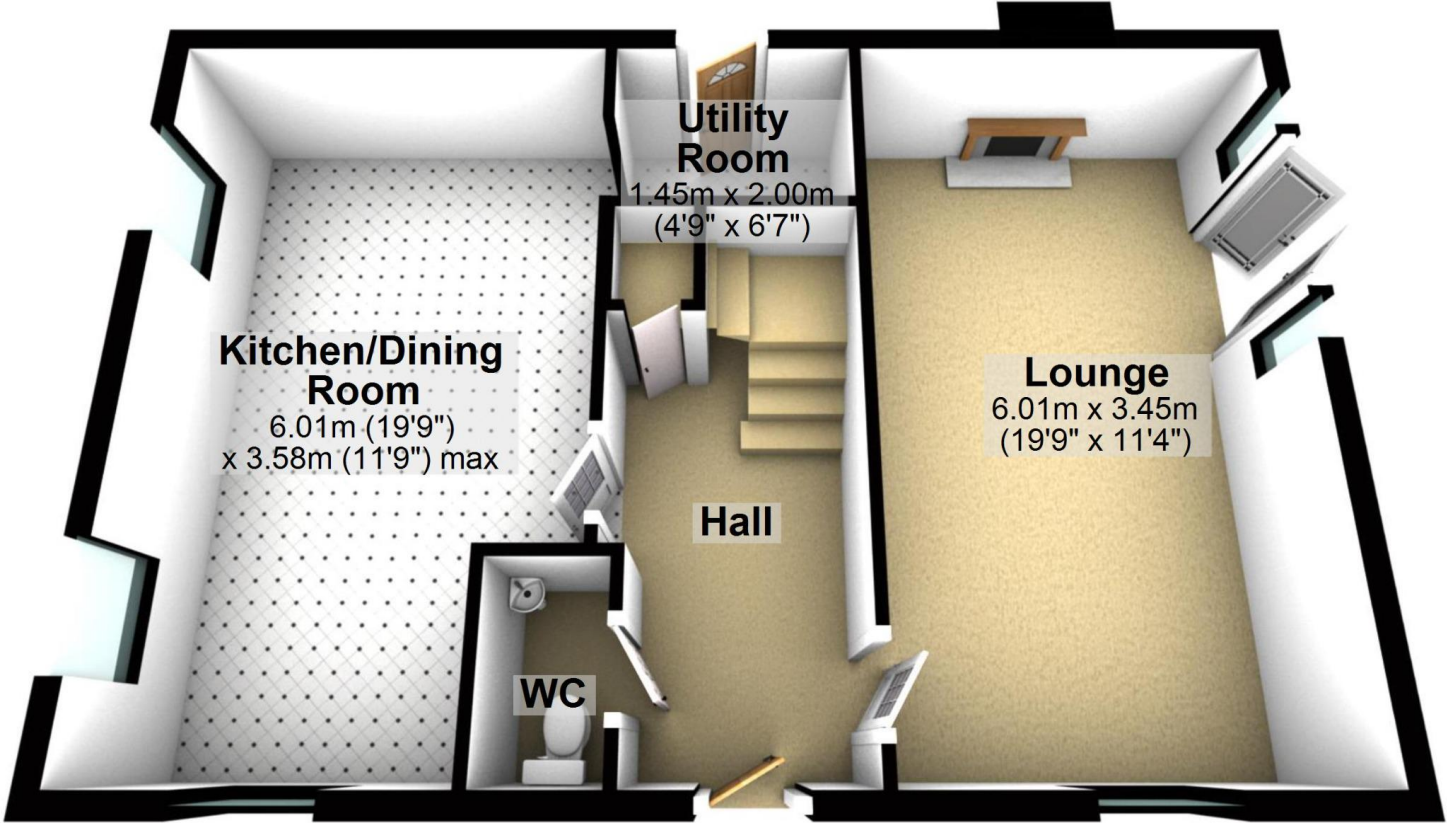
31/10/2025

Property Floor Plans

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX

Ground Floor

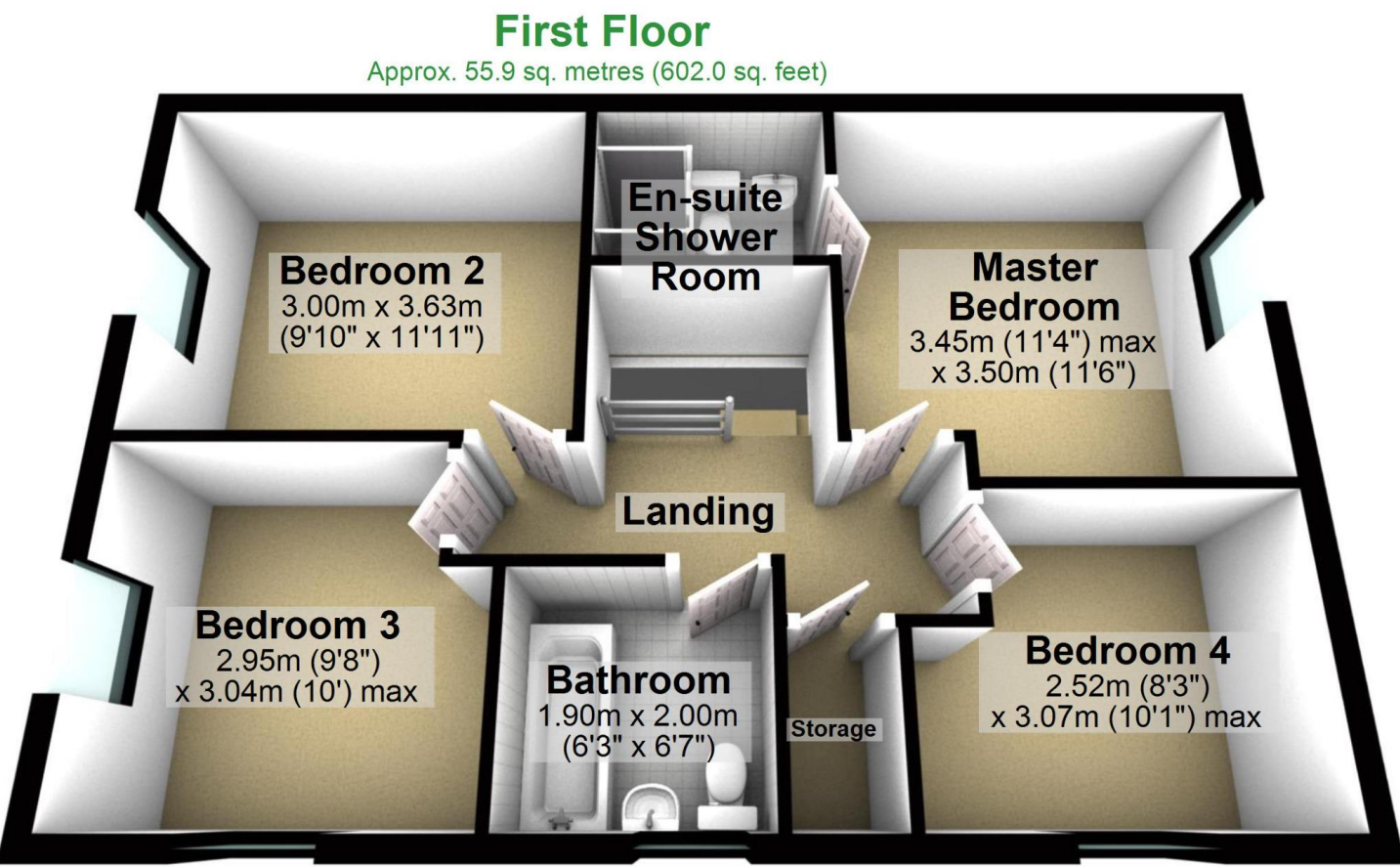
Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

Property Floor Plans

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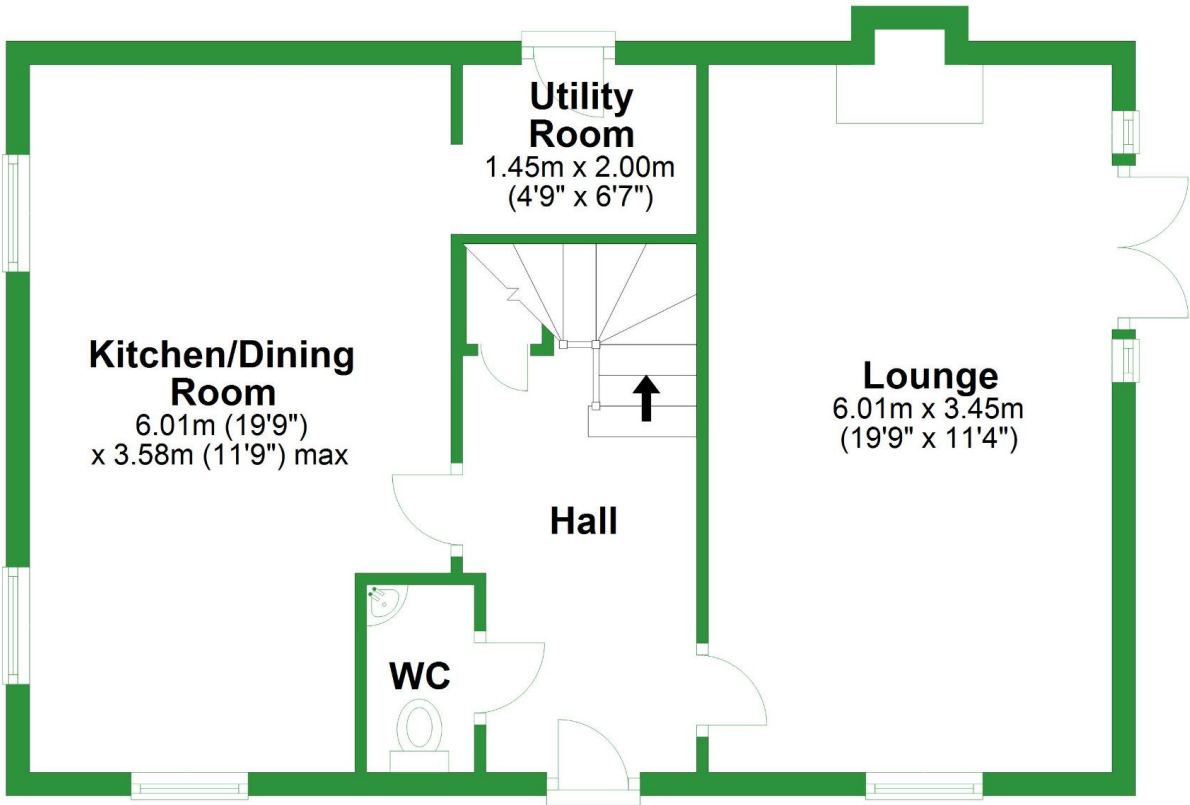


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Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



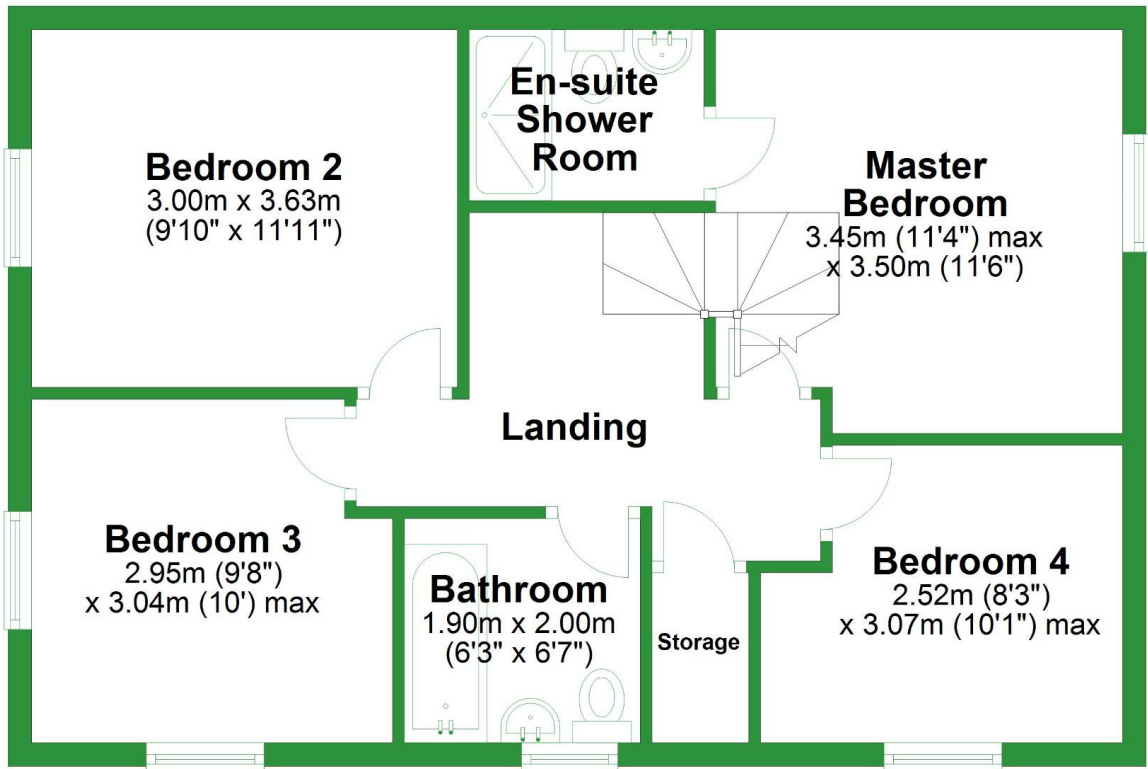
Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

Property Floor Plans

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First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Property EPC

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX

23/10/2025, 15:00

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

12 Cottage Close Clitheroe BB7 1GX	Energy rating B	Valid until: 13 December 2031 Certificate number: 1090-1347-0732-1095-3293
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Property type

Detached house

Total floor area

114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score | Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

84 B

94 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/1090-1347-0732-1095-3293?print=true>

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
1203.4
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£415,000
Land Size
-
Age of Property
-
Year Built
2021
New Home
No

Property Features

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX

Feature 1

Newly Built Four Bedroom Detached

Feature 2

Corner Plot In A Quiet Cul-de-sac

Feature 3

Four Double Bedrooms

Feature 4

Lounge With Media Wall And Multi-fuel Burner

Feature 5

Modern Kitchen/diner With Convenient Utility Room

Feature 6

Master Bedroom With Panel Detailing, Fitted Wardrobes & Ensuite

Feature 7

Landscaped Garden, Driveway And Detached Garage

Feature 8

Close To Local Amenities Including Primary School On The Development

Property Description

12 Cottage Close, Clitheroe, Lancashire, BB7 1GX

Stunning Four-Bedroom Detached Home Half Penny Meadows, Clitheroe

Nestled on the sought-after Half Penny Meadows estate in the picturesque market town of Clitheroe, this immaculate four-bedroom detached property combines modern family living with countryside charm. Perfectly positioned on a corner plot within a quiet cul-de-sac, the home enjoys breathtaking views of Pendle Hill and sits just moments from open countryside, offering the best of both worlds.

Key Features

- Four double bedrooms
- Master with fitted wardrobes & ensuite
- Modern kitchen-diner with breakfast bar
- Lounge with media wall, multi-fuel burner & French doors
- Landscaped garden with flagged and stone seating areas
- Detached garage & driveway for multiple vehicles
- Corner plot in a quiet cul-de-sac
- Countryside views including Pendle Hill
- Newly built primary school on the estate
- Close to local amenities and transport links

Agent's Perspective

Step inside to a beautifully presented interior boasting contemporary aesthetics throughout. The welcoming lounge features a striking media wall, a multi-fuel burner, and French doors that open out to the landscaped rear garden, a perfect setting for both relaxation and entertaining.

The open-plan kitchen-diner is a true highlight, complete with a breakfast bar, fully integrated appliances, and ample space for family dining. A separate utility room, downstairs cloakroom, and handy storage cupboard complete the ground floor.

Upstairs, the master bedroom exudes elegance, enhanced by decorative panelling, fitted wardrobes, and a luxurious ensuite shower room with full tiling and a rainfall shower. There are three additional double bedrooms, each filled with natural light and offering delightful views of Pendle Hill. A modern family bathroom, also fully tiled with a rainfall shower, and a storage cupboard, completes the upper floor.

Outside, the property continues to impress with its spacious plot, landscaped rear garden, designed for both relaxation and entertaining. The garden features a flagged

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seating area, stone seating zones, and tasteful planting borders, creating a peaceful and low-maintenance outdoor retreat. The French doors from the lounge open seamlessly onto this space, perfect for summer evenings or family gatherings.

A large driveway provides parking for multiple vehicles and leads to a detached garage, while the corner plot position enhances privacy and space.

Client's Perspective

We've lived here since 2021, and it's been a beautiful family home. We are a family of three with my child being 2 years old. Our home has been a lovely family home but now we are looking to move closer to family. It is a perfect location and we are really going to miss the beautiful views of Pendle Hill. Even on dreary days, the outlook and views are still mesmerising as are the sunsets. The close proximity to the Clitheroe town centre was fantastic for a morning walk to town stopping for coffee and walking around the park. The house is spacious and accommodating for growing families. The kitchen/dining area has been a great space for hosting. Our favourite space the living room has given us many cosy nights.

We will miss this house as it has given us lots of precious memories but it now deserves to be filled with the next loving family again.

Location

Half Penny Meadows is a highly desirable development, with a newly built primary school on the estate and close proximity to local amenities, Clitheroe town centre, and transport links. Surrounded by rolling countryside and within easy reach of scenic walks, this location offers a truly idyllic lifestyle.

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