Pendle Hill Properties
estate and letting agents

Creation Date
19/11/2026

Property Details

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

OIRO **£190,000**



Property Photos

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD













Creation Date

19/11/2026

Property Photos

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD













Creation Date

19/11/2026

Property Photos

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

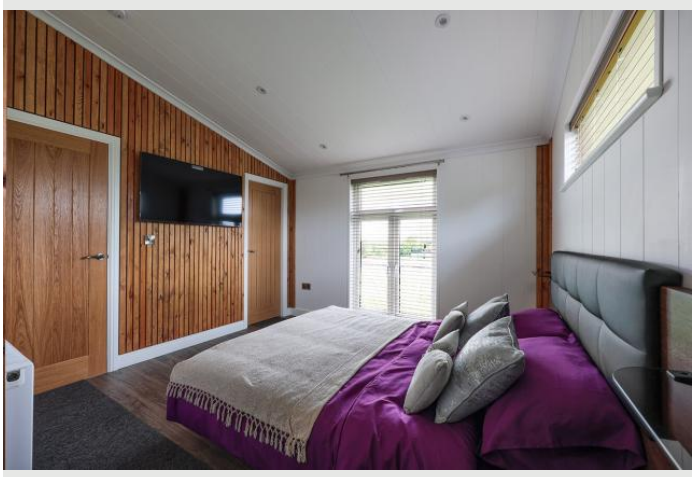












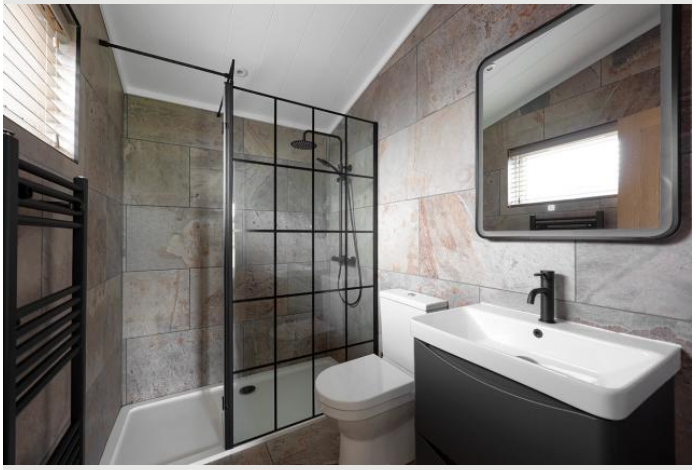
Creation Date

19/11/2026

Property Photos

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD













Creation Date

19/11/2026

Property Photos

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD



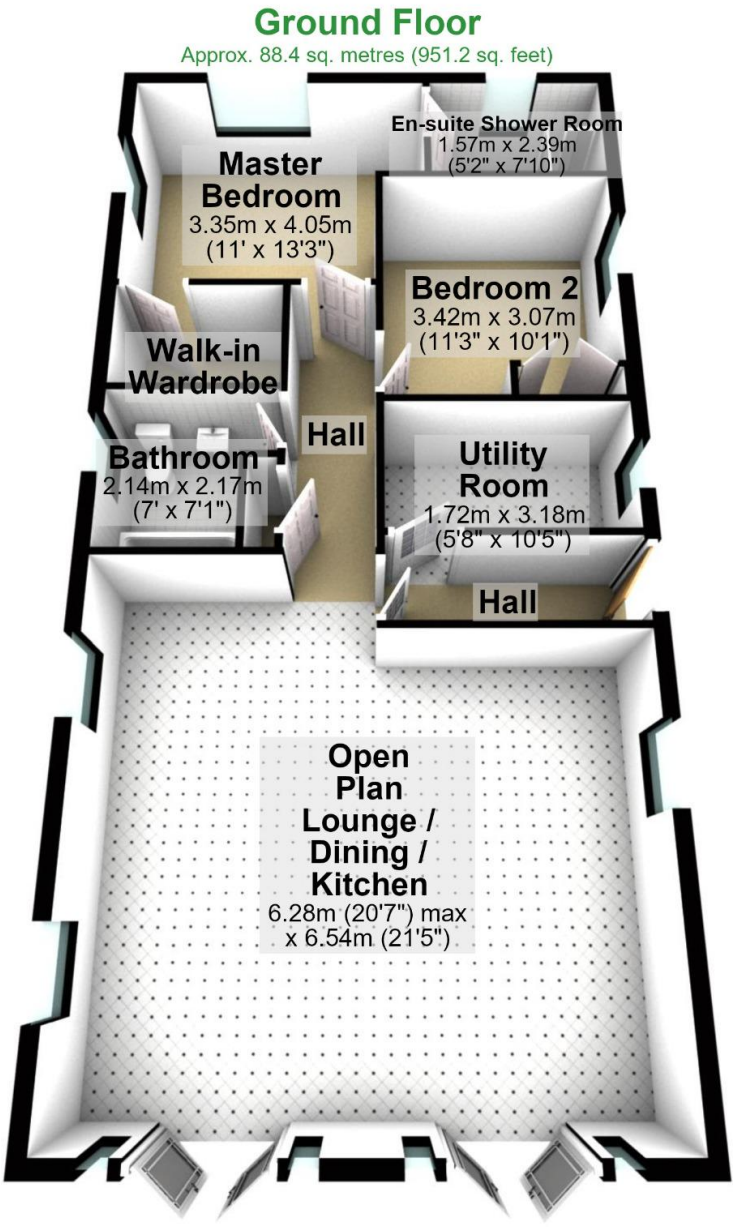


Creation Date

19/11/2026

Property Floor Plans

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD



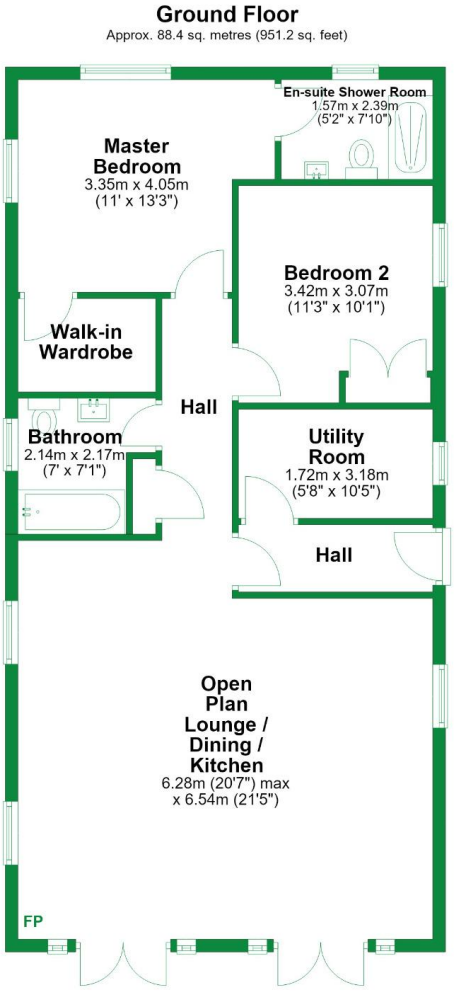
Total area: approx. 88.4 sq. metres (951.2 sq. feet)

Creation Date

19/11/2026

Property Floor Plans

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD



Total area: approx. 88.4 sq. metres (951.2 sq. feet)

Creation Date

19/11/2026

Property Info

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

Property Type
Mobile / Park Homes
Property Style
Park Home
Bedrooms
2
Bathroom
2
Receptions
1
Tenure Type
Leasehold
Floor Area
951.0
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Creation Date

19/11/2026

Property Info

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

Water Supply
Mains
Sewerage
Private Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
5250
Current Service Charge
-
Rent Review Period (Year)
-

Creation Date

19/11/2026

Property Info

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2100-07-01
Price Qualifier
OIRO
Price
£190,000
Land Size
-
Age of Property
-
Year Built
2023
New Home
No

Creation Date

19/11/2026

Property Features

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

Feature 1
High Specification Luxury Two Bedroom Lodge
Feature 2
Exclusive Development Of Just 12 Luxury Lodges
Feature 3
Upgraded Throughout To The Highest Standards Including Lvt And Under Floor Heating
Feature 4
Imported Canadian Cedar Cladding
Feature 5
Principal Bedroom With Walk-in Wardrobe And Luxury En-suite
Feature 6
Modern Bathroom With Imported Italian Tiles And Extended Bath
Feature 7
Utility Space
Feature 8
Beautiful Views Extending Towards Pendle Hill, Barnoldswick And Even The Cumbrian Landscape
Feature 9
An Exceptional Opportunity For A Luxury Rural Retreat

Creation Date

19/11/2026

Property Description

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

Luxury lodge on an exclusive development.

An exceptional two-bedroom luxury lodge, individually upgraded to an outstanding specification and occupying an exclusive position within a private development of just 12 lodges, with spectacular panoramic views across the surrounding Ribble Valley countryside towards Pendle and beyond.

Key Features
- Exclusive development of just 12 luxury lodges
- Plot 4 individually upgraded to an exceptional specification
- Beautiful views extending towards Pendle Hill, Barnoldswick and even the Cumbrian landscape
- Imported Canadian cedar cladding
- Two well-proportioned double bedrooms
- Principal bedroom with walk-in wardrobe and luxury en-suite
- Open-plan lounge, kitchen and dining area
- Upgraded kitchen with composite worktops, granite sink and illuminated cabinetry
- Large composite balcony with glass balustrade
- Multi-fuel log burner
- Bedroom two with integrated wardrobes
- Luxury family bathroom with extended bath and Italian tiled walls and flooring to bathroom
- Separate utility area with composite sink
- LVT flooring throughout
- Beautiful rural location in Paythorne, Ribble Valley
- Close to the River Ribble and Forest of Bowland
- An exceptional opportunity for a luxury rural retreat

Agent's Perspective
Plot 4, Higher House Lodge, represents a truly special opportunity to acquire a beautifully finished luxury lodge in one of Lancashire's most scenic rural locations. This particular lodge has been finished to an exceptionally high standard, with significant investment

Creation Date
19/11/2026

Property Description

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

made in upgrades and enhancements throughout, creating a home that feels far removed from the typical lodge offering.
Externally, the lodge is immediately impressive, with imported Canadian cedar cladding providing a striking natural finish that sits beautifully within the surrounding landscape. The elevated position and generous composite balcony, complete with glass balustrade, make the most of the breathtaking outlook, with far-reaching views across the countryside towards Pendle Hill, Barnoldswick and the wider Ribble Valley, extending towards the Cumbrian landscape on a clear day.

At the heart of the lodge is an impressive open-plan lounge, kitchen and dining area, designed around modern, sociable living and making full use of the property's magnificent outlook.
The kitchen has been upgraded to an exceptional standard and features composite work surfaces, a granite sink, illuminated cabinetry, ample storage, integrated appliances, and a breakfast bar incorporating a handy wine cooler. The arrangement provides an elegant yet highly practical space for both everyday living and entertaining.
Two sets of double doors open directly from the living area onto the large composite balcony, creating a wonderful connection between the interior and the surrounding landscape. Whether enjoying your morning coffee or simply sitting back with a glass of wine as the sun sets, this is undoubtedly one of the lodge's defining features.
The lounge also benefits from a multi-fuel log burner, creating a warm and inviting focal point during the cooler months and adding to the lodge's luxurious yet comfortable character.

The principal bedroom is a superb suite in its own right, with a dedicated walk-in wardrobe, attractive panel detailing and beautifully coordinated furnishings. The bedroom has been designed with both style and comfort in mind, including a statement floating bed with matching furniture. The adjoining modern en-suite shower room has a luxurious contemporary feel, featuring striking black accents and a rainfall shower, creating a boutique-hotel style finish. Bedroom Two is a generous double bedroom with excellent integrated wardrobe storage, making it equally suitable for family, guests or as a second bedroom/home office depending upon the owner's requirements.

Creation Date

19/11/2026

Property Description

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

The main bathroom continues the high specification, with an extended bath and Italian tiling to both the walls and floor, creating a sophisticated and beautifully finished space. A separate utility area provides useful additional functionality and includes a composite sink, while LVT flooring runs throughout the lodge, providing a stylish and durable finish.

Every element of this lodge has been carefully considered, and the level of investment in upgrades is immediately apparent. This is not simply a standard lodge; it is a highly finished and individually enhanced property designed for those looking for something genuinely special and unique - one of a kind.

Location Paythorne, Ribble Valley
Paythorne is a picturesque rural village set within the beautiful Ribble Valley, close to Clitheroe and within easy reach of the Yorkshire border. Surrounded by rolling countryside and some of Lancashires most spectacular scenery, the village enjoys a wonderfully peaceful setting, with the River Ribble nearby and the Forest of Bowland providing a stunning backdrop. The area is particularly popular with those who enjoy walking, cycling and exploring the great outdoors, with the renowned Ribble Way passing through the village.
The surrounding area is also home to a number of charming villages, country pubs and local amenities, while Clitheroe, Barnoldswick and Skipton are all within easy reach, making this an idyllic rural setting without feeling isolated. The nearby Buck Inn in Paythorne adds to the appeal of the setting, providing a traditional country pub and restaurant close to the lodge. With its welcoming atmosphere and beautiful rural surroundings, it is an ideal spot to enjoy a relaxed meal or drink while taking in the stunning Ribble Valley countryside and views towards Pendle Hill.
For those who enjoy the great outdoors, the location is particularly appealing. The surrounding countryside provides an abundance of opportunities to walk, cycle and explore, while the wider Ribble Valley is renowned for its villages, country pubs, restaurants and spectacular scenery. A lifestyle rather than simply a home

Creation Date

19/11/2026

Property Description

Plot 4, Higher House Lodges, Kiln Lane, Paythorne, Clitheroe, Lancashire, BB7 4JD

Additional Information
Tenure: Holiday License
Years Remaining: 77 years
Utilities: paid quarterly
Site fees: 5250 paid monthly 375 per month - includes ground maintenance, waste management and sewerage
WIFI -Wave Internet

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
19/11/2026