





101 Whalley Road, Sabden

£215,000 Leasehold

Stone-built, well appointed two-bedroom village cottage with fantastic countryside views, parking and an additional superb leased garden (£115 per year). Amenities, schools and walks are nearby.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

stones young
sales & lettings

This lovely stone-built terraced cottage enjoys a sought-after village setting, combining well-appointed accommodation with appealing countryside views. The two-bedroom home offers a welcoming opportunity for buyers seeking village life, with amenities and schools within walking distance and countryside walks towards Pendle Hill from the doorstep. Inside, a well-appointed lounge provides a comfortable place to relax, while the separate dining room offers space for everyday meals and entertaining. The modern kitchen complements the living areas, providing a practical setting for preparing meals with attractive open aspects. Upstairs, the property has two bedrooms and a modern three-piece shower room, creating a layout suited to a range of buyers. The cottage's setting is a feature, with excellent front aspects across neighbouring grassland and a stream, while the rear outlook extends towards open fields and hillside. These views bring a sense of connection to the surrounding landscape and add to the appeal of this village home. With its stone-built character, modern facilities and access to local amenities, the property presents an opportunity to enjoy a balance of village convenience and countryside surroundings.

Outside, a small front garden forecourt provides an introduction to the cottage and to the rear, a small enclosed yard leads to an additional fenced garden, where a lawn and patio offer space to sit outdoors and appreciate the surroundings.

Adjoining open fields and hillside, this garden enjoys stunning views and provides an appealing setting for relaxed outdoor dining or simply taking in the landscape. The additional garden is leased from Huntroyde Estates at a rent of £115 per year, on a yearly lease. A private parking space for one car adds further convenience to the property. Beyond the garden, the surrounding area offers opportunities to enjoy countryside walks, including routes towards Pendle Hill, while the village's amenities and schools remain within walking distance. For buyers seeking a stone-built home with outdoor space, parking and views, this cottage offers an opportunity in a sought-after village location.

- Lovely Stonebuilt Cottage In Sought-After Village
- 2 Bedrooms, Modern 3-pce Shower Room
- Delightful Additional Rear Garden & Patio (Leased from Huntroyde Estates)
- Private Rear Parking For 1 Car
- Well Appointed Lounge & Dining Room; Modern Kitchen
- Stunning Rear Views Adjoining Open Fields
- Excellent Front Aspects Across Neighbouring Stream & Grassland
- Well Positioned - Walking Distance To Village Amenities & Schools
- Countryside Walks & Pendle Hill From The Doorstep



Entrance Vestibule
Solid wood external front door, uPVC double glazed windows.

Lounge
Feature inset fireplace surround, stone hearth with wood beam over, panel radiator, uPVC double glazed window with pleasant outlooks, wood glazed double doors to dining room, TV point, meter cupboard, staircase to first floor, understairs cupboard.

Dining Room
Wood style flooring, panel radiator, timber framed double glazed French doors to outside; open to kitchen.

Kitchen
Modern fitted kitchen with white wall and base units, contrasting worktops and tiled splash back, sink drainer unit with mixer tap, uPVC double glazed windows with stunning views across rear garden area and adjoining open fields, integrated electric oven, 4-ring gas hob and extractor filter canopy over, built in fridge freezer, plumbing for washing machine and space for tumble dryer, panel radiator, cupboard housing combination gas central heating boiler, wood style flooring.

Landing
Loft access, partly boarded.

Bedroom One
Spacious double room, solid wood flooring, TV point, uPVC double glazed window with attractive front aspects across neighbouring stream and grassland, panel radiator, large built in wardrobes and storage cupboards.

Bedroom Two
Single room, carpet flooring, uPVC double glazed window with fantastic elevated rear views across gardens, open fields and the neighbouring hillside, panel radiator.

Shower Room
Modern 3-pce white suite, shower enclosure with thermostatic shower, vanity wash basin with drawer unit under and mixer tap, low level w.c., fully tiled walls and tiled flooring, grey ladder style radiator, recessed spotlighting, uPVC double glazed frosted window.

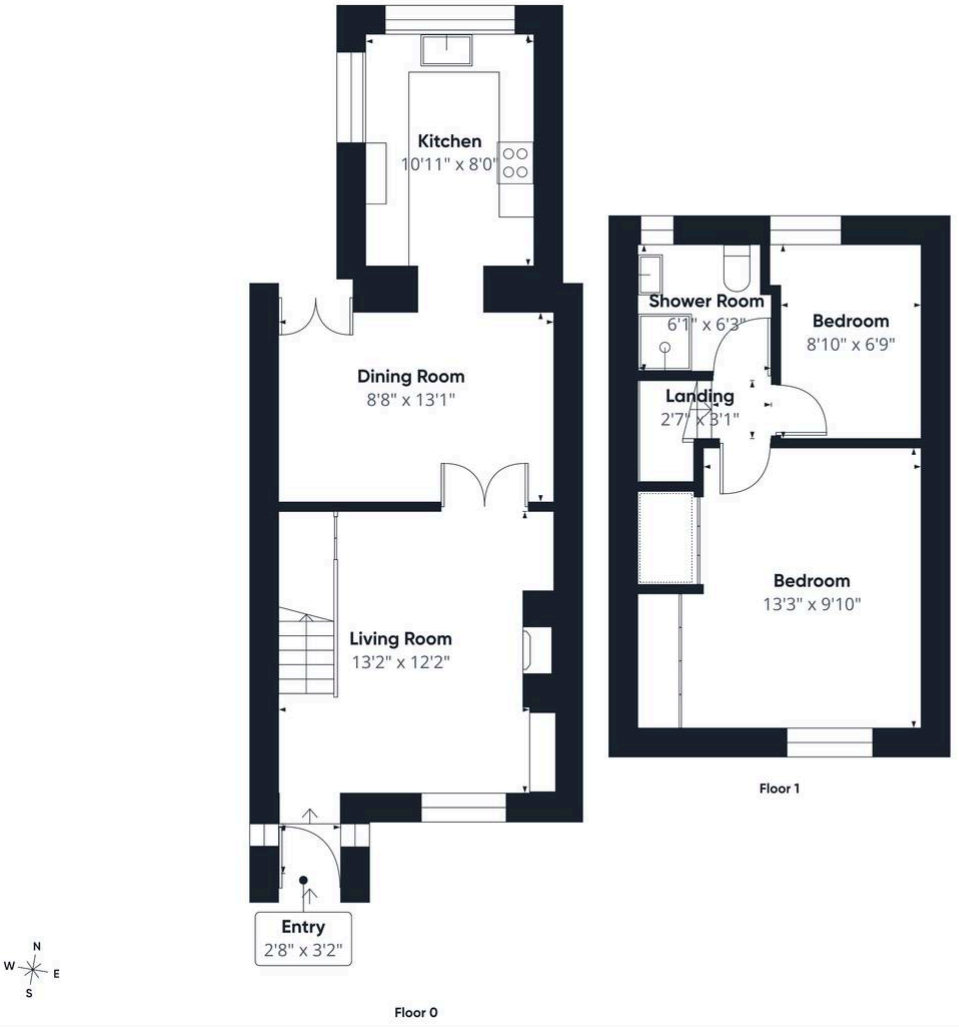












Approximate total area(1)

655 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.