





1c Watt Street, Sabden

£315,000 Leasehold

Immaculate 3-bed stonebuilt mews in Sabden with open plan living, deluxe kitchen, landscaped gardens, garage, parking and EV charging. Modern comfort meets village charm near Pendle Hill.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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Nestled within a select, luxurious development by Skipton Properties, this impressive stonebuilt garden-fronted mews offers a rare blend of contemporary design, premium craftsmanship and village charm. Situated in the heart of Sabden, a picturesque Ribble Valley village set against the scenic slopes of Pendle Hill, the property enjoys an enviable position within a lovely niche development of a former mill. Immaculately presented throughout, the house features a light-filled open plan living space that seamlessly connects to a deluxe kitchen, where high specification appliances, sleek cabinetry and quartz worktops create a sophisticated culinary environment. The accommodation comprises three well-appointed bedrooms, a modern family bathroom and a stylish two-piece cloakroom, all finished to an exceptional standard. The thoughtful layout and high quality finishes make this home perfect for professionals, families and downsizers alike, with countryside walks available directly from the doorstep and convenient access to the amenities of Clitheroe, Whalley and Simonstone.

The outside space has been landscaped to provide both visual appeal and practical enjoyment. To the front, a beautiful stone flagged forecourt welcomes you with a seating area, oak porch canopy and stone wall. The rear of the property reveals a private courtyard with a block paved driveway, providing allocated parking and leading to a large single stone garage (complete with power, lighting and an EV charging point) set within an attractive row of stonebuilt garages with a slate overhang and secure up and over door. The stunning rear garden enjoys a sunny south westerly aspect, thoughtfully designed with an Indian stone flagged pathway and patio, established planted borders and lawn with gated access, creating a secure and tranquil outdoor sanctuary. This exceptional home effortlessly combines modern living with rural tranquillity, presenting an outstanding opportunity to enjoy the best of village life in a truly desirable setting.

- Impressive Stonebuilt Garden Fronted Mews
- South Westerly Garden Aspect - Beautifully Landscaped
- Small Luxurious Development By Skipton Properties
- Open Plan Modern Living Interior & Deluxe Kitchen
- 3 Bedrooms, Modern Bathroom & 2-pce Cloaks
- Stone Garage, EV Charging & Parking To Rear
- Attractive Position Within Desirable Village
- High Quality Finish - Immaculately Presented



Entrance Hallway
Composite double glazed front door, panel radiator, stairs to first floor, attractive wood style laminate flooring.

Cloakroom
2-pce modern white suite, pedestal wash basin with mixer tap, low level w.c., panel radiator, wood style laminate flooring, uPVC double glazed frosted window, recessed spotlights.

Open Plan Lounge Diner
Beautiful light filled open plan living space with feature fireplace and electric stove, storage cupboard, wood style laminate flooring, TV point, panel radiators, uPVC double glazed french doors and window surround, private aspects over south-west facing garden, open to kitchen:

Kitchen
Deluxe modern kitchen with an array of light grey shaker style wall, base and drawer units with contrasting quartz worktops and breakfast bar, tiled splash back, sink drainer unit with integral drainer and mixer tap, a range of integrated AEG appliances including electric oven and grill, 4-ring gas hob, extractor filter canopy, microwave, dishwasher, fridge and freezer, under unit spotlighting, recessed spotlights, wood style laminate flooring, cupboard housing wall mounted gas central heating boiler, uPVC double glazed window.

Landing
Spindle balustrade, panel radiator, storage cupboard, loft access.

Bedroom One
Double room, carpet flooring, panel radiator, uPVC double glazed window.

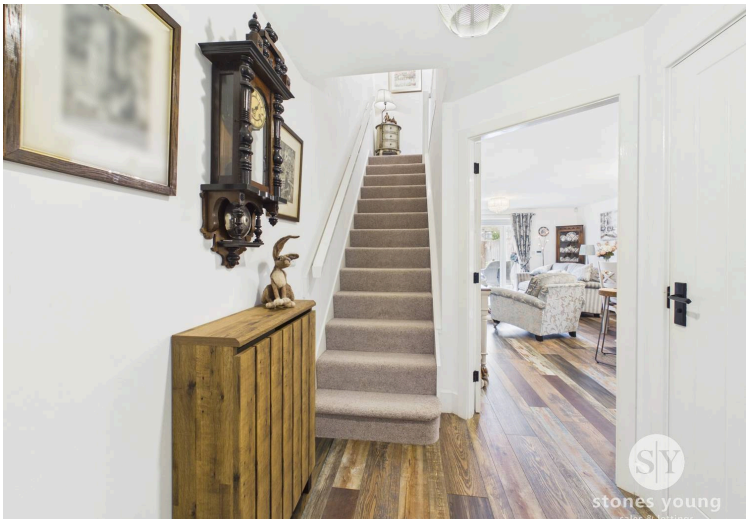
Bedroom Two
Double room, carpet flooring, TV point, panel radiator, uPVC double glazed window.

Bedroom Three
Single flexible room, carpet flooring, uPVC double glazed window, panel radiator.

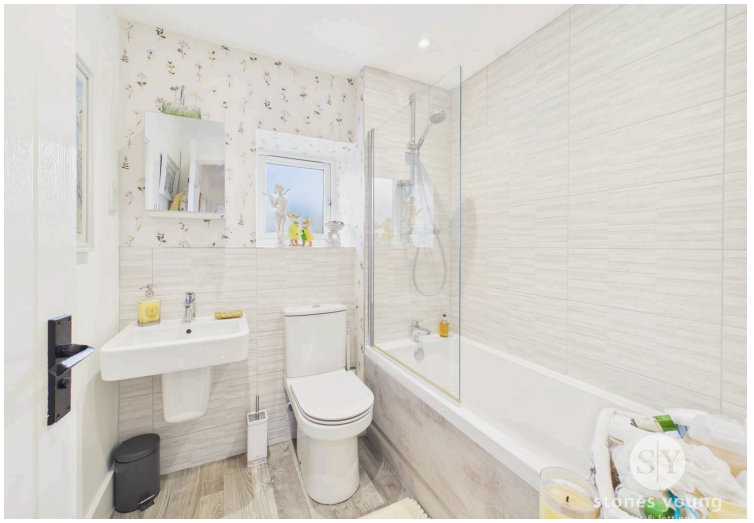
Bathroom
Modern 3-pce white suite, half pedestal wash basin with mixer tap, low level w.c., bath with mixer tap and thermostatic shower over, part tiled walls, wood style flooring, chrome ladder style radiator, uPVC double glazed frosted window, extractor fan, recessed spotlights.

Additional Information
Leasehold - 843 years remaining Peppercorn ground rent - not collected, but could be £1.00 to £250.00 maximum Service charge - £216.00 per annum Tax band C

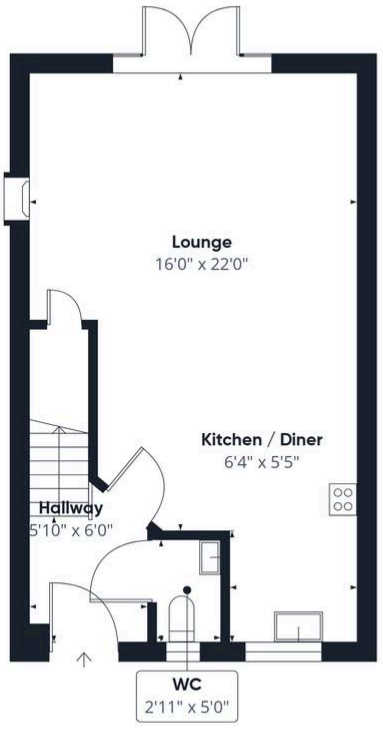

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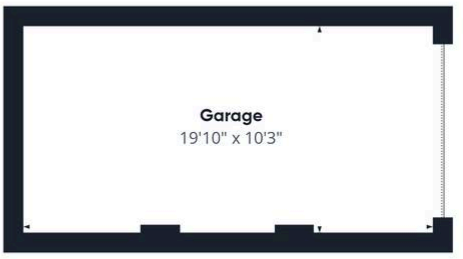

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

1038 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.

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