



6 - 8 Church Street, Clitheroe, BB7 2DG  
£399,000

# 6 - 8 Church Street, Clitheroe, BB7 2DG

This is a fantastic opportunity to acquire a large, Grade II listed, stone-built property in the popular Ribble Valley town of Clitheroe.

This characterful building retains much of its historical charm, featuring traditional stone façades, period features, cast iron and stone fireplaces to name but a few. Spanning over two floors with spacious rooms, high ceilings and large windows that allow for abundant natural light throughout.

Benefiting from being in a prime location in the heart of this vibrant market town surrounded by picturesque countryside along side its proximity to all local amenities, transport links, and Clitheroe's bustling town centre makes this a highly desirable setting.

The property is currently used for commercial/office space on both floors with a large shop frontage onto Church Lane, however, there is huge potential for conversion to partial or full residential use which would be subject to planning permission, and special considerations would need to be given due to the Grade II listed status. This would include ensuring any changes to the property respect its historical elements and follow guidelines set out by Ribble Valley Borough Council. If approved, this could become an incredible and spacious family home.



Total area: approx. 227.9 sq. metres (2453.2 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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