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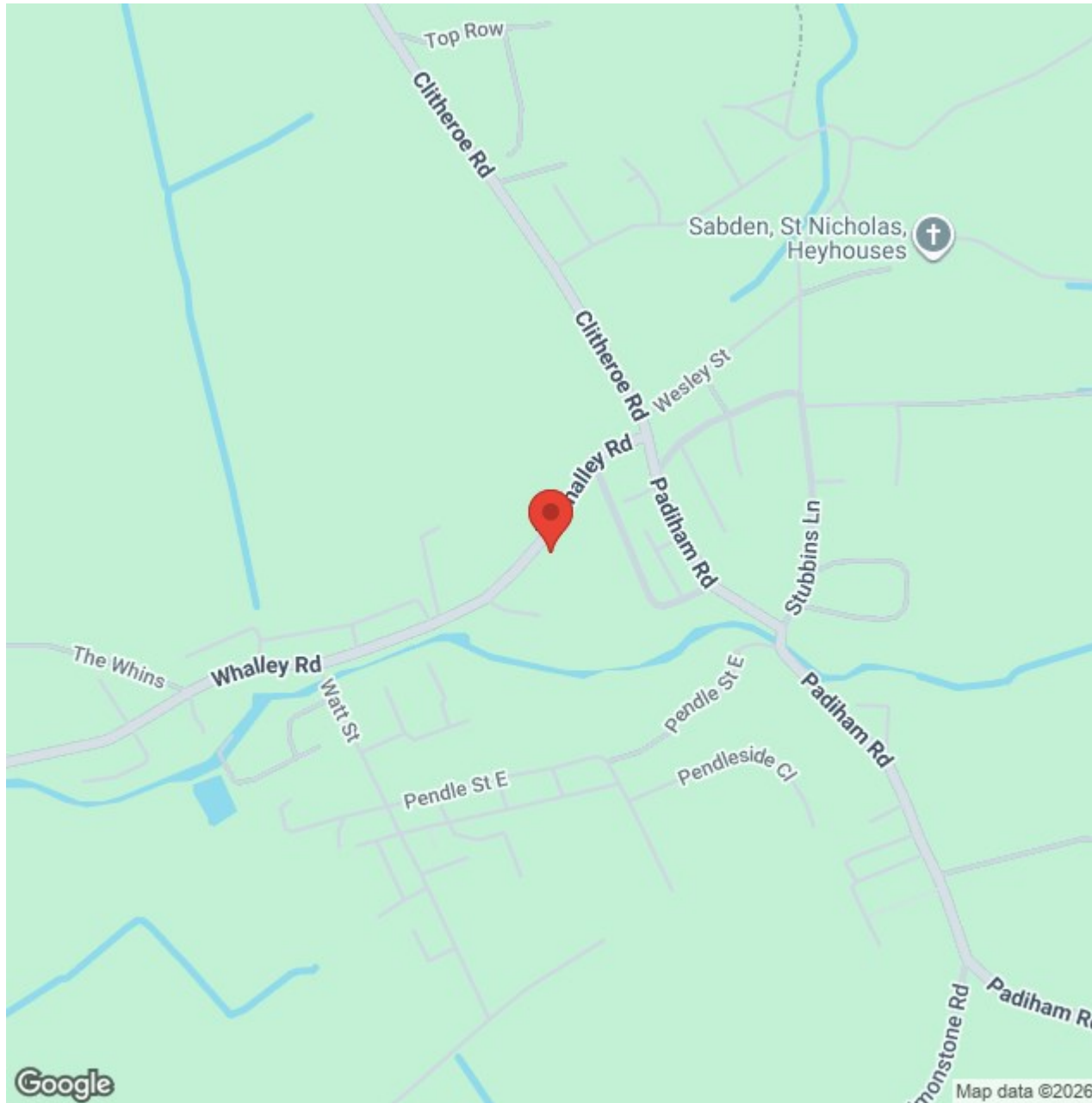
BB7 9DZ

## Whalley Road, Sabden, Clitheroe Offers In The Region Of £260,000

- Stone-built mid-terrace property
- Three bedrooms plus versatile attic room
- Two reception rooms with character features
- Rear garden and sun terrace
- Popular village location in Sabden
- Close to countryside walks and Ribble Valley amenities

A beautifully presented stone-built mid-terrace property, positioned within the heart of the popular village of Sabden. The home offers well-balanced and characterful accommodation arranged over three floors, including two reception rooms, a fitted kitchen, three bedrooms, a house bathroom, two WCs, and a versatile attic room. Throughout the property there is a wealth of period charm, including feature fireplaces, multi-fuel stoves, stone flagged flooring, and thoughtful styling that blends traditional character with practical modern living. To the rear, the property enjoys a private garden and sun terrace, providing an excellent outdoor space for relaxing or entertaining. Situated on Whalley Road, the home is ideally placed for village amenities, scenic countryside walks, and convenient access to Whalley, Clitheroe, and the Ribble Valley. This attractive home will appeal to a wide range of buyers seeking character, space, and a desirable village location.







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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance hallway featuring attractive tiled flooring and original-style detailing, creating a strong first impression on arrival. The hallway provides access to the ground floor accommodation and staircase leading to the first floor, with thoughtful styling and period character continuing throughout.

### LIVING ROOM 12'1" x 15'1" (3.69m x 4.60m)

A beautifully presented front living room, full of charm and character, featuring a large front-facing window that allows plenty of natural light to fill the space. The room is centred around an attractive cast iron fireplace with wood-burning stove, creating a cosy focal point. Finished with hardwood flooring, deep toned walls with picture rail detailing, and ample space for comfortable seating, this is an inviting room ideal for relaxing or entertaining.

### DINING ROOM / SITTING ROOM 12'7" x 15'6" (3.84m x 4.73m)

Positioned to the rear of the property is a generous sitting and dining room, offering a versatile and sociable living space ideal for both everyday use and entertaining. The room features exposed stone flagged flooring and a characterful stone fireplace housing a multi-fuel stove, creating a warm focal point. There is ample space for a dining table and seating area, with open access through to the kitchen and French doors providing a natural flow to the rear garden and sun terrace beyond.

### KITCHEN 16'6" x 8'4" (5.03m x 2.56m)

Positioned to the rear of the property, the kitchen is a characterful and practical space fitted with a range of solid wood base and wall units, complemented by granite work surfaces and a Belfast sink. A standout feature is the glass roof lantern, which floods the room with natural light, alongside French doors providing direct access to the rear garden and sun terrace. The kitchen also benefits from a stone flagged floor, space for appliances, and a striking range-style cooker, making it a functional yet inviting heart of the home.

### GROUND FLOOR WC 3'2" x 7'3" (0.98m x 2.21m)

Accessed from the sitting and dining room, the ground floor WC is fitted with a modern white suite and also benefits from plumbing in place for a washing machine, offering practical everyday functionality.

### FIRST FLOOR / LANDING

The first floor landing provides access to the bedrooms, bathroom, and staircase leading to the attic room. The space is light and airy, finished with fitted carpet and complemented by a traditional balustrade and feature lighting.

### BEDROOM ONE 16'1" x 9'11" (4.91m x 3.03m)

Positioned to the rear of the property, bedroom one is a well-proportioned double room offering a comfortable and versatile space. The room benefits from a rear-facing window providing natural light, along with ample space for bedroom furniture, making it suitable for use as a main bedroom or guest room.

### BEDROOM TWO 7'11" x 9'4" (2.42m x 2.86m)

Positioned to the front of the property, bedroom two is a well-proportioned room offering a comfortable space suitable for use as a child's bedroom, guest room, or home office. The room benefits from a front-facing window providing natural light and ample space for bedroom furniture.

### BEDROOM THREE 7'4" x 9'2" (2.26m x 2.80m)

Bedroom three is a well-proportioned room, currently arranged as a child's bedroom, offering a versatile space suitable for a variety of uses. The room benefits from a window providing natural light and ample space for bedroom furniture, making it ideal as a child's room, guest bedroom, or home office.

### BATHROOM 5'10" x 5'9" (1.80m x 1.76m)

The bathroom is fitted with a modern white three-piece suite, comprising a panelled bath with shower over, wash basin set within a vanity unit, and low-level WC. The room is finished with contemporary tiling and provides a clean, functional space suited to everyday family use.

### FIRST FLOOR WC

Located on the first floor, the WC comprises a traditional high-level flush toilet, providing a useful additional facility.

## SECOND FLOOR

### ATTIC ROOM 12'2" x 10'5" (3.72m x 3.19m)

Accessed via a staircase from the first floor landing, the attic room provides a versatile additional space suitable for a variety of uses. The room benefits from two Velux roof windows allowing plenty of natural light, along with sloping ceilings that add character. This flexible space is ideal for use as a home office, hobby room, or occasional room, subject to individual requirements.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/whalley-road-sabden>

## LOCATION

Whalley Road is conveniently positioned within the heart of Sabden, a popular and well-regarded village surrounded by open countryside yet offering excellent everyday amenities. The village benefits from a range of local shops, cafés, primary school, and pubs, with beautiful countryside walks on the doorstep. Sabden is ideally placed for commuters, with easy access to Whalley, Clitheroe, and the wider Ribble Valley, while road links connect to the A59 and beyond. The area is particularly well suited to those seeking village living combined with accessibility and scenic surroundings.

## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

To the rear of the property is a private enclosed garden and sun terrace, providing an ideal space for outdoor seating and entertaining. The garden offers a pleasant and low-maintenance outdoor area, enjoying a good degree of privacy and forming a natural extension of the internal living accommodation.





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1208 ft<sup>2</sup>

112.3 m<sup>2</sup>

Reduced headroom

54 ft<sup>2</sup>

5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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



Hilton & Horsfall





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