





Hilton &  
Horsfall

BB7 9FX

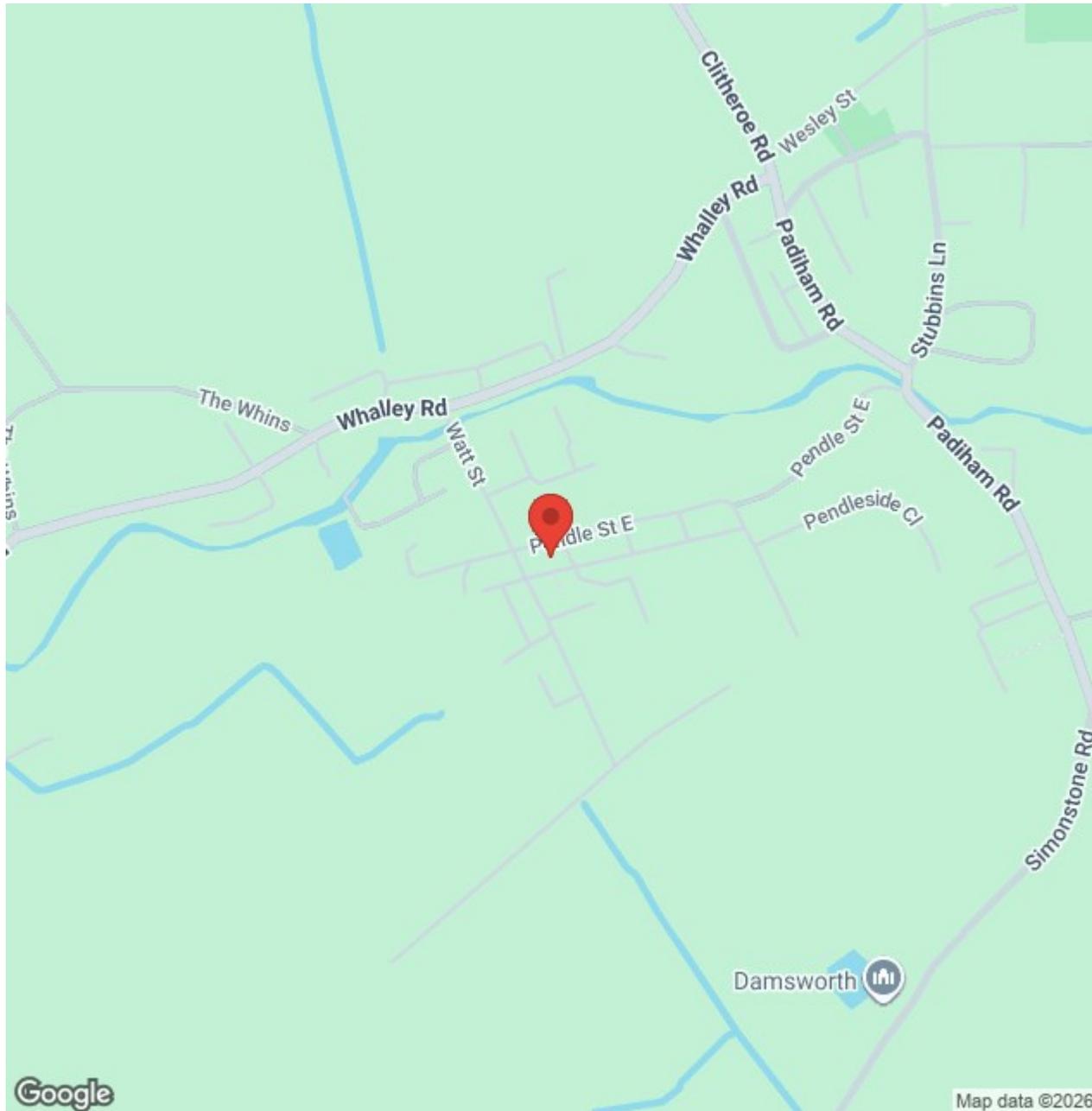
## School House Cottages, Pendle Street East, Sabden

£175,000

- Mid terraced stone cottage
- Two well-proportioned bedrooms
- Spacious living room with feature fireplace and electric stove
- Dining kitchen to the rear
- Rear yard with parking provision
- No onward chain

A charming mid-terraced stone cottage situated in the heart of the ever-popular Ribble Valley village of Sabden, offering well-presented accommodation arranged over two floors. The ground floor comprises a spacious and characterful living room featuring an impressive exposed stone fireplace with inset electric stove and useful storage cupboard, leading through to a well-proportioned dining kitchen fitted with a range of wall and base units and providing access out to the rear yard. To the first floor are two well-proportioned bedrooms and a modern three-piece shower room. This attractive home would be ideal for first-time buyers, downsizers or those seeking a low-maintenance village property and is offered to the market with no onward chain, allowing for a straightforward purchase.







BB7 9FX

## Lancashire

A charming mid-terraced stone cottage situated in the heart of the ever-popular Ribble Valley village of Sabden, offering well-presented accommodation arranged over two floors. The ground floor comprises a spacious and characterful living room featuring an impressive exposed stone fireplace with inset electric stove and useful storage cupboard, leading through to a well-proportioned dining kitchen fitted with a range of wall and base units and providing access out to the rear yard. To the first floor are two well-proportioned bedrooms and a modern three-piece shower room. This attractive home would be ideal for first-time buyers, downsizers or those seeking a low-maintenance village property and is offered to the market with no onward chain, allowing for a straightforward purchase.

### GROUND FLOOR

#### **LIVING ROOM 12'7" x 16'5" (3.84m x 5.02m)**

A beautifully presented and generously proportioned living room positioned to the front of the property, featuring an impressive exposed stone fireplace with recessed hearth and inset electric stove creating a warm and characterful cottage feel. The room offers ample space for multiple pieces of furniture, benefits from a front-facing window allowing in plenty of natural light, has a staircase rising to the first floor with a useful storage cupboard beneath, and an open archway providing access through to the dining kitchen.

#### **DINING KITCHEN 12'4" x 10'9" (3.76m x 3.29m)**

A well-proportioned dining kitchen positioned to the rear of the property, fitted with a range of light wood wall and base units with complementary work surfaces and tiled splashbacks, incorporating a stainless steel sink unit, integrated oven with electric hob and extractor hood, and space for further appliances including washing machine and fridge freezer. There is ample room for a dining table, making it ideal for everyday family meals, whilst a rear-facing window and glazed external door allow in plenty of natural light and provide access out to the rear yard.

### FIRST FLOOR / LANDING

#### **BEDROOM ONE 9'0" x 12'1" (2.75m x 3.70m)**

A well-proportioned double bedroom positioned to the front of the property, beautifully presented and benefiting from a large front-facing window allowing in plenty of natural light and enjoying open aspects. The room offers ample space for a double bed and additional bedroom furniture and features fitted wardrobes providing useful storage.

#### **BEDROOM TWO 12'1" x 10'0" (3.69m x 3.05m)**

A well-proportioned second bedroom positioned to the rear of the property, enjoying a pleasant outlook and benefiting from a large rear-facing window allowing in plenty of natural light. The room provides space for a bed and additional bedroom furniture and would make an ideal guest room, home office or child's bedroom.

#### **BATHROOM 5'7" x 6'10" (1.71m x 2.09m)**

A modern three-piece bathroom suite comprising a low level WC, vanity wash hand basin with storage beneath and a walk-in shower enclosure with glass screen and chrome fittings. The room is fully tiled to the walls and floor, creating a sleek and contemporary finish, and benefits from a heated towel radiator and inset ceiling spotlights.

#### **360 DEGREE VIRTUAL TOUR**

<https://tour.giraffe360.com/school-house-cottages>

#### **LOCATION**

Situated within the heart of the highly sought-after Ribble Valley village of Sabden, this property enjoys a superb position at the foot of Pendle Hill, surrounded by beautiful countryside and scenic walking routes. Sabden offers a range of everyday amenities including a primary school, village shop, pubs and recreational facilities, creating a strong community feel. The neighbouring towns of Clitheroe, Whalley and Burnley are all within easy reach, providing further shopping, dining and transport links, making this an ideal location for those seeking peaceful village living with excellent accessibility.

#### **PUBLISHING**

You may download, store and use the material for your own

personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

#### **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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



Hilton &  
Horsfall

BB7 9FX

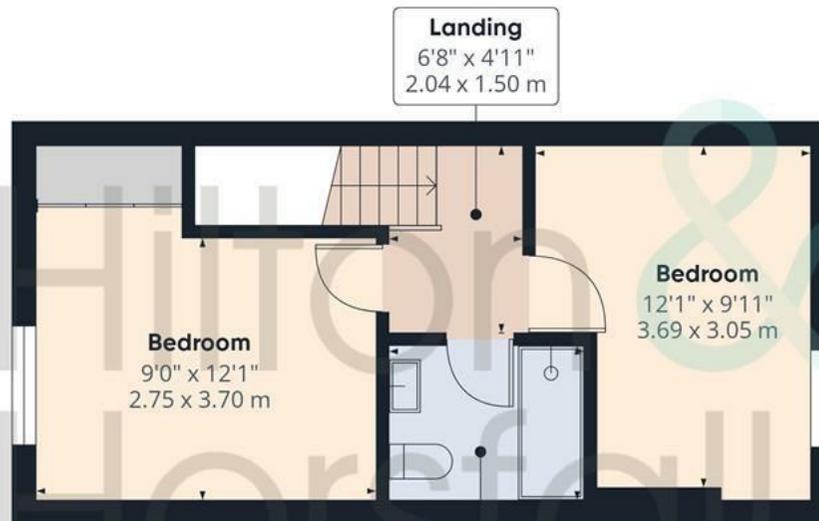
## OUTSIDE

To the front of the property is a traditional stone façade set behind a low stone wall with gated access, enhancing the cottage-style appeal. To the rear, there is a private enclosed yard bounded by stone walling, providing a low-maintenance outdoor space ideal for seating or potted plants, together with provision for off-road parking.





Ground Floor



Floor 1



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

643 ft<sup>2</sup>  
59.7 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 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



# Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024