



**Clerk Hill Road
Sabden
Clitheroe
Lancashire
BB7**

Offers In Excess Of £830,000

bettermove 

Clerk Hill Road Clitheroe

Bettermove are proud to present this 5 bedroom farmhouse in Sabden Clitheroe.

The property benefits from double glazing, and oil central heating throughout, with off street parking available via a private driveway.

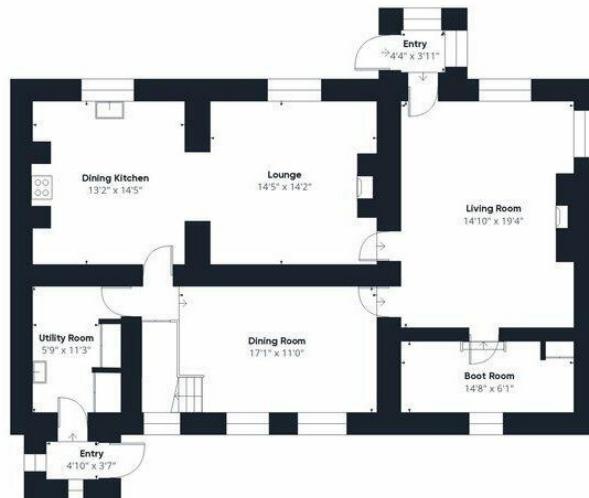
The council tax band is F.

The interior of this beautifully presented and substantial period farmhouse comprises two generous reception rooms with beamed ceilings and feature fireplaces, a flexible dining room, and a bespoke fitted dining kitchen, along with a useful boot room and utility room on the ground floor. The first floor consists of five well-proportioned double bedrooms, including a characterful principal bedroom with vaulted ceiling, a luxurious family bathroom, and an additional en-suite shower room, with further scope for a self-contained annexe or home office. The exterior boasts extensive private gardens with patio seating areas, mature planting, stone outbuildings, ample gated parking, and an adjoining half-acre garden with open rural views and outline planning permission for a detached single-storey annexe, making it perfect for both family living and enjoying the summer months.

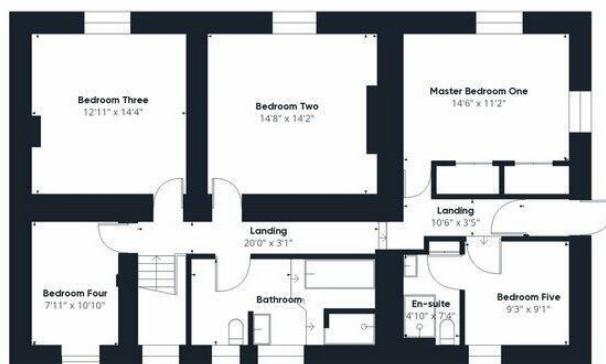
Located in the sought after village of Sabden, Clitheroe , the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Whalley Train Station, a variety of local bus routes, and quick access to the M65.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Floor 0



Floor 1



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