



Penvale Simonstone Road, Sabden

£595,000 Freehold

LARGE DETACHED HOME IN SABDEN POSITIONED ON APPROXIMATELY 1/3 OF AN ACRE Presenting an exceptional opportunity to acquire a beautifully appointed four-bedroom detached property, positioned on an elevated one-third acre plot in the picturesque village of Sabden, this property boasts spectacular countryside views and versatile living accommodation ideal for modern family life.

Council Tax band: F

Tenure: Freehold



LARGE DETACHED HOME IN SABDEN POSITIONED ON APPROXIMATELY 1/3 OF AN ACRE Presenting an exceptional opportunity to acquire a beautifully appointed four-bedroom detached property, positioned on an elevated one-third acre plot in the picturesque village of Sabden, this property boasts spectacular countryside views and versatile living accommodation ideal for modern family life.

Upon entering the welcoming hallway, you are greeted by useful storage space and access to a spacious ground floor double bedroom with fitted wardrobes and a stylish en-suite shower room, where tall glazed windows frame far-reaching countryside. Continuing along the hall, a thoughtfully designed 'lootility' combines a W.C and corner wash basin with practical cabinetry and plumbing for laundry appliances. The heart of the home spans across a sensational living arrangement with recently modernised dining kitchen, expertly crafted by Kitchen Design Centre, featuring sleek fitted units, premium quartz worksurfaces, and a full suite of integrated NEFF appliances (including oven, combination microwave, induction hob, and dishwasher), as well as a double sink and ample space for a fridge freezer. Flowing seamlessly from the kitchen is the expansive L-shaped living and dining room, a naturally light-filled space adorned with engineered oak flooring and a contemporary gas fireplace, offering a perfect setting for both relaxation and entertaining while taking full advantage of the breathtaking views. From here, double doors open into the impressive orangery, a versatile room enhanced for year-round use by a solid roof and patio doors.

Upstairs, three further generously proportioned double bedrooms await, two benefitting from built-in wardrobes, complemented by a luxurious house shower room featuring a fully tiled three-piece suite with a walk-in rain shower, W.C, wash basin, and towel radiator.

Additional highlights include a garage with power and lighting, loft access for storage, and a private rear garden. The property's location offers the best of village living, being within walking distance of Sabden's vibrant centre and its amenities (including a village store, pubs, and primary school), while also providing easy access to excellent schools in Clitheroe and Whalley and convenient commuter links to the M65, A59, and A56.



Hallway

Solid oak flooring, fitted storage cupboards, panel radiator, upvc double glazed window

Lounge Diner

Solid oak flooring, gas fire with hearth and surround, two panel radiators, upvc double glazed window, large upvc double glazed picture window

Breakfast Kitchen

Range of fitted wall and base units with contrasting quartz worksurfaces, double sink and drainer, integral dishwasher, integral double oven, induction hob, cupboard housing combi boiler, space for American fridge freezer, fitted solid oak table, Amtico flooring, two panel radiators, upvc double glazed windows x3, door to rear garden

Orangery

Solid oak flooring, panel radiator, combination of frosted and clear upvc double glazed windows, upvc double glazed French doors to garden

Utility/WC

Two piece suite with wc and sink, plumbed for washing machine and tumble dryer with worktop space, heated towel rail, tiled flooring, tiled floor to ceiling

Bedroom One

Solid oak flooring, fitted wardrobes, panel radiator, upvc double glazed window

En-Suite

Three piece suite with wc, sink and shower enclosure, panel radiator, tiled flooring, tiled floor to ceiling

Bedroom Two

Carpet flooring, range of fitted bedroom furniture, panel radiator, upvc double glazed window

Bedroom Three

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

Bedroom Four

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Modern three piece suite with walk in shower, wc and vanity unit housing sink, heated towel rail, laminate flooring, tiled floor to ceiling, upvc double glazed window







Approximate total area⁽¹⁾
1876 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.

GIRAFFE360