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# Procter Farm, Whalley Banks, Whalley

Semi-detached stonebuilt farmhouse  
Offers around £450,000



- Elevated position with views
- 3 bedrooms, large bathroom
- Lounge with dining area
- Dining kitchen and utility room
- Parking area and gardens
- 121 m<sup>2</sup> (1,300 sq ft) approx.

Clitheroe

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# Procter Farm Whalley Banks, Whalley

Positioned on the side of Whalley Nab with stunning elevated views across Whalley towards Clerk Hill and Wiswell Moor, this stonebuilt semi-detached farmhouse offers a beautiful rural setting but is only a short drive from the wealth of amenities Whalley has to offer. Now requiring some updating, this character house has a dining kitchen, a large through lounge with dining area and utility room. Upstairs there are three good-sized bedrooms and a spacious bathroom.

Externally the property has a tarmac parking area to the side along with a side garden and lawn. Steps lead down to another good-sized garden area with lawn and two greenhouses. Viewing is essential to appreciate the beautiful location of this house.

**LOCATION:** From Whalley centre proceed in the direction of Billington and after crossing over the bridge turn left up the hill along Moor Lane. Turn sharp first left over the cattle grid signposted Procter Farm and continue straight on. Procter Farm is the last property on the left hand side. The private road leading to the property is a public footpath, if you wish to see where the house is on foot this would be fine but please don't drive up to the house without prior appointment.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE PORCH:** With original feature arched front door. Glazed door to dining kitchen.

**DINING KITCHEN:** 4.6m x 4.4m (15'0" x 14'7"); with feature arched window offering stunning views towards Clerk Hill, Whalley Golf Club and Wiswell Moor. The kitchen has a range of fitted laminate wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, 4-ring hob with extractor over, feature exposed beams, space for a table and chairs.

**UTILITY ROOM:** 3.1m x 2.3m (10'3" x 7'5"); with fitted base cupboards, stainless steel sink unit, wall-mounted Worcester central heating boiler (installed in 2021), plumbing for a dishwasher and storage cupboard.



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**HALLWAY:** With return staircase off to first floor with window on the half landing.

**THROUGH LOUNGE AND DINING AREA:** 8.2m x 2.8m (26'9" x 9'3"); with 3 large windows with stunning views, feature brick fireplace and hearth, wooden panelled ceiling and built-in cabinet set into alcove.

**FIRST FLOOR:**

**LANDING:** With window on the half landing and loft access.

**BEDROOM ONE:** 4.6m x 3.4m plus the wardrobes (15'0" x 11'11" plus the wardrobes); with a feature arched window offering stunning elevated views and a wall-to-wall range of wardrobes with sliding doors.

**BEDROOM TWO:** 4.7m x 2.9m (15'5" x 9'5"); with windows to front and side elevation with excellent views.

**BEDROOM THREE:** 3.4m x 2.9m narrowing to 1.9m (11'2" x 9'7" narrowing to 6'4"); with built-in wardrobe and vanity sink unit.

**BATHROOM:** With a 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash handbasin with storage cupboards under and mirror over, panelled bath with chrome taps and electric shower over and large storage cupboard containing a hot water cylinder.



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**OUTSIDE:** To the side, the property has a parking area for 2-3 cars with a step down to a lawn with stone boundary wall. There is a side garden with lawn and planting borders with stone wall, steps down to a good-sized garden area with lawn, boundary fencing, 2 greenhouses and vegetable planting area.

**SERVICES:** Mains gas and electric are connected. There is a spring water supply and the property has a shared private drainage system.

**HEATING:** Gas fired hot water central heating with newly installed Worcester boiler complemented by sealed unit double glazing in PVC frames.

**COUNCIL TAX BAND D.**

**TENURE:** Freehold.

**VIEWING:** By appointment with our office.

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