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FIELD
property & land

Lying approximately in a one acre plot of stunning, manicured gardens is this stylish, three bedroom detached home in a quiet, much sought after area of the Ribble Valley. Built in 1957 and lovingly refurbished over the many years of ownership, this beautiful family home has previously benefited from approved planning to substantially extend the property into this vast plot.

The property boasts surrounding open countryside views from every aspect yet is still only a short drive from all the amenities the Ribble Valley and Blackburn has to offer. The property oozes style and sophistication throughout with coved ceilings, large bay windows, ample living accommodation over two floors, grand fireplaces and much more to be discovered. For all enquiries please contact our Clitheroe office.

A vestibule with French external doors opens to a spacious entrance hall with spindled staircase to first floor and access into all ground floor reception rooms. The dining room has been classically decorated with ceiling coving, closed fireplace, hatch into kitchen, bay window to the front and beautifully wallpapered walls. Across the hall the living room continues to emulate the style of the property with large rounded bay window overlooking the immaculate side garden, marble fireplace with inset gas fire, ceiling coving and pillared opening into the bay.

To the rear of the property is the kitchen featuring Shaker style Elm base and eye level units with granite worktops, range of Bosch integrated appliances, inset dual bowl sink and drainer, corner unit, and door into the utility room with matching units and worktops, washer & dryer. From the utility room is external access and integral access into the double garage with electric up and over door. Also to the rear is the large WC with fitted cloaks cupboard, tiled floor and half tiled walls and large vanity unit wash basin.

On the first floor landing there is open and airy landing area with access into all first floor rooms and large storage cupboard. Bedrooms one and two are grand double bedrooms with fitted wardrobe space and stunning countryside views to the front and side of the property. Bedroom three is currently used as an office with fitted desk furniture but would comfortably fit a single bed and further furniture. The stylish house bathroom consists of large corner Jacuzzi bath, cubicle shower, large vanity unit wash basin and adjoining access into the separate wc.

Accessed from Osbaldeston Lane into a gated driveway, the grounds of this property are simply spectacular. Large lawned garden surround the property offering multiple seating and entertaining areas with large timber summer house located to the rear of the side garden. You are truly encapsulated in your own tranquil world within the gardens of this property and must be viewed to truly appreciate.

Situated in the southern area of the Ribble Valley, Osbaldeston provides excellent access to the M6 motorway at junction 31 with access to Manchester via Wilpshire train station approximately 2.5 miles distance. Approaching Osbaldeston along the A59 turn right directly before the Bay Horse Public House. As the road forks turn right and the property can be found after approximately half a mile on the left hand side.

Services

Mains water, mains electricity, LPG fired central heating, drainage to water treatment plant (fitted 2020).

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

TBC.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



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Ground Floor

Approx. 114.6 sq. metres (1233.8 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.8 sq. feet)



Total area: approx. 190.0 sq. metres (2045.6 sq. feet)





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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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