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5 Old Road, Chatburn, Ribble Valley  
£525,000





In this much sought after area in the Ribble Valley just a stones throw away from Chatburn village centre, this delightful detached property offers a spacious and thoughtfully designed layout, perfect for growing families or those with a passion for gardening. Offered to the market with no onward chain is this four bedroom, expansive detached property with beautiful views towards Pendle Hill, vast living accommodation over three floors and a lovely, well kept South-facing garden.

Upon entering, the property welcomes you into a large, inviting hallway, which provides access to a convenient WC and a spacious storage cupboard for coats and boots. The living room is bright and airy, with large windows that flood the space with natural light, making it an ideal spot for relaxation. The hallway leads to an extended, open-plan kitchen/diner, complete with fitted units, integrated appliances, rangemaster style cooker, breakfast bar and maple effect worktops.

The kitchen benefits from multiple windows creating a warm and welcoming atmosphere with direct access to the outdoor patio - perfect for alfresco dining. A utility room adjacent to the kitchen adds further practicality with base and eye level units, maple effect worktops with inset sink, plumbing for washer and dryer and external access. The ground floor also features a home office for remote work and a spacious double bedroom with fitted wardrobes, providing flexible accommodation options.

The basement level comprises a substantial double garage with an up-and-over door, providing secure parking and storage space. A useful store room is perfect for additional household items or garden tools.

The first floor offers three well-appointed, double bedrooms, including a particularly large master bedroom that provides beautiful views across the Ribble Valley countryside. Bedroom one also boasts a private 3pc en-suite for added convenience, while a separate family bathroom with a modern four-piece suite serves the remaining bedrooms. The thoughtful layout ensures each bedroom is bright and spacious, offering comfort for family or guests.

Externally, the property enjoys off-road parking and a well-maintained elevated lawned garden to the rear with stunning views across open countryside towards Pendle Hill. The gardens are mainly laid to lawn with a Southern aspect mature borders, patio seating area and raised pond. To the front is a private driveway leading to the integral double garage and stone steps leading up the terraced front gardens to the main entrance.

Chatburn village boasts a variety of local amenities, making it a charming and convenient place to live. It offers essential facilities such as a junior school, village hall, churches, public houses, and recreational areas. For day-to-day needs, a selection of local shops is readily available, including well-loved spots like Roy Porter's Butchers and the renowned Hudson's Ice Cream Shop, adding to the village's welcoming atmosphere. For leisure, the surrounding region is rich in outdoor activities, with golf clubs, cricket, football, walking trails, and fishing options nearby, allowing residents to enjoy an active and varied lifestyle in this picturesque countryside setting.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band E.

## 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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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).





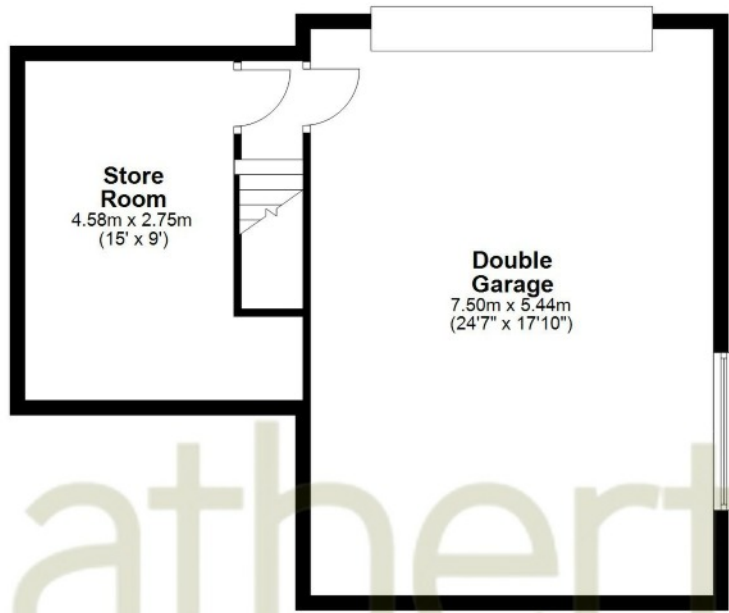






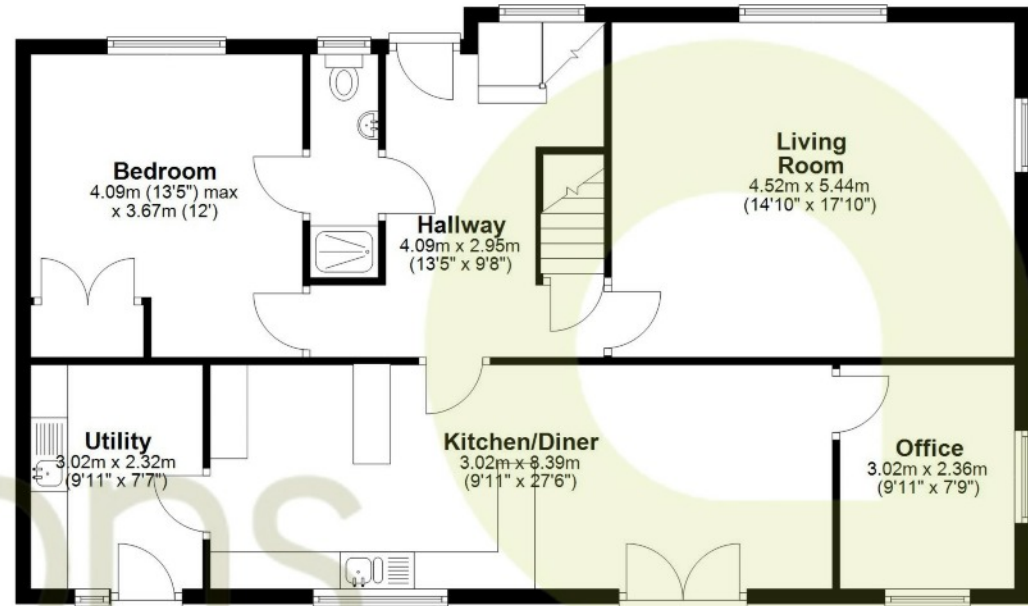
### Basement

Approx. 58.2 sq. metres (626.0 sq. feet)



### Ground Floor

Approx. 99.2 sq. metres (1068.1 sq. feet)



### First Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 238.3 sq. metres (2565.5 sq. feet)











