



Set in an elevated position in the heart of the picturesque village of West Bradford, this charming detached home presents a rare opportunity to create a superb family residence in one of the Ribble Valley's most desirable locations. Enjoying gardens to two elevations, a private driveway, and a generous parking and turning area, the property also boasts a detached double garage and an adjoining stable block — offering exceptional potential for conversion into additional accommodation, a home office, or leisure space, subject to the necessary consents.

The home itself offers a versatile layout arranged over two floors, with scope for sympathetic modernisation to tailor the interiors to individual taste. The ground floor comprises a welcoming porch, a kitchen/dining room, a comfortable sitting room, and a separate living room, each enjoying aspects of the surrounding village and garden. Upstairs, three bedrooms are served by a house bathroom, providing ample space for family living.

Externally, the property is approached via a private driveway leading to a spacious parking and turning area, ideal for multiple vehicles. The detached double garage sits alongside the stable block, both of which offer exciting possibilities for future adaptation. The gardens include a charming walled front garden with stone boundary wall, a side patio and lawn, and a rear area with lean-to storage building — all enjoying the property's elevated setting and village backdrop.

Combining a prime Ribble Valley location, generous plot, and enormous potential, this is a rare chance to create a dream home within a truly special setting. Early viewing is highly recommended.

Accommodation

Ground Floor

Porch, Kitchen/Dining, Sitting Room, Living Room.

First Floor

Three bedrooms, house bathroom.

External

Detached double garage, stable block.

Gardens

Front walled garden with retaining stone wall, side gardens and patio, rear area with lean to storage building.

Perfectly placed between the sought-after villages of Waddington and Grindleton, West Bradford offers the best of rural charm and community spirit, just 2.5 miles north of Clitheroe. The highly regarded Three Millstones pub and restaurant is within walking distance, while a range of excellent schools — including Bowland High School, Clitheroe Royal Grammar School, Stonyhurst College, and several well-rated primaries — are all easily accessible. The village also enjoys a thriving local hub at the West Bradford Village Hall and playing fields, hosting popular events and activities throughout the year.

Services

Mains gas, electricity, water and sewage.

Tenure

Freehold with the benefit of vacant possession.

Energy Performance Rating

D.

Council Tax

Band F.

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 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

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) .







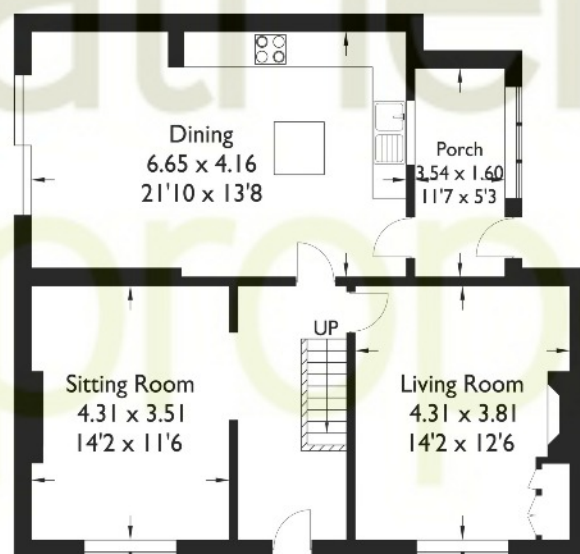
Town Green House

Approximate Gross Internal Area : 134.67 sq m / 1449.57 sq ft

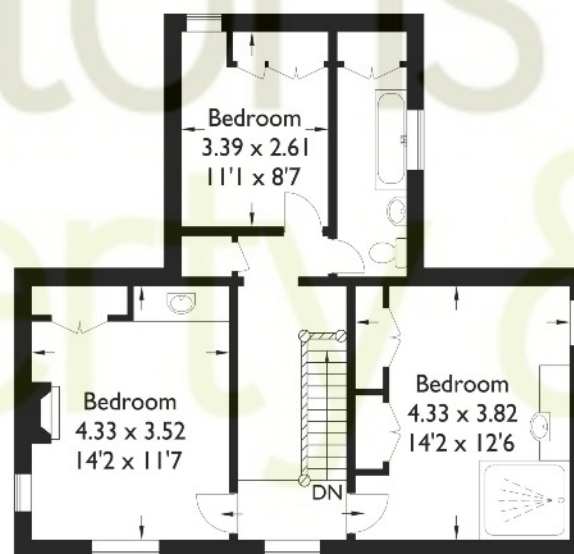
Garage : 34.27 sq m / 368.87 sq ft

Outbuildings : 46.38 sq m / 499.23 sq ft

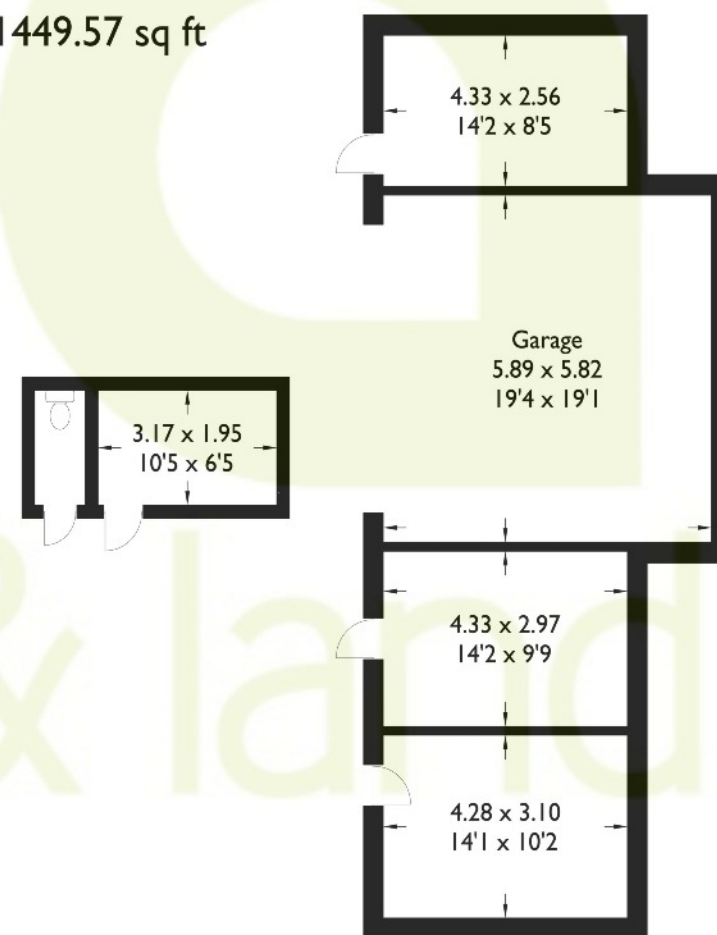
Total : 215.32 sq m / 2317.68 sq ft



Ground Floor



First Floor



Outbuildings





