



A deceptively spacious and extended three-bedroom semi-detached bungalow, occupying a generous corner plot in the highly desirable village of Ribchester. This unique home enjoys expansive gardens that adjoin an idyllic brook, offering tranquil countryside views and presenting excellent potential for further extension and modernisation, of particular note is the substantial attic space, which already benefits from ample head height.

This area provides an exceptional opportunity to create a full second storey, transforming the bungalow into a substantial family home with spacious bedrooms and bathrooms on an upper level, subject to the relevant planning permissions.

Gross internal accommodation - 1255 sq ft (116.6 sq m) excluding garage.

Internally, you are greeted by an entrance hall with a storage cupboard and doorway into a large lounge, where a wide front-facing window floods the room with natural light. A central marble fireplace with an inset electric fire forms the focal point. The inner hallway leads to three well-proportioned double bedrooms and a modern three-piece shower room.

A spacious dining room with dual aspects overlooks the expansive gardens and flows into the kitchen/diner, which is fitted with a range of base and eye-level units, complementary worktops, an oil-fired single boiler, integrated appliances, and space for a breakfast table.

Beyond lies a bright sun room, enjoying three aspects of double-glazed windows and panoramic views over the gardens, brook, and surrounding farmland — offering exciting potential to open into the kitchen to create a superb open-plan living space.

Externally, the property truly excels. The extensive gardens extend to the front, side, and rear, mainly laid to lawn with mature planting, patio seating areas, a greenhouse, and timber sheds. To the side, gated hardstanding provides ideal storage for a caravan or campervan. The gently sloping side garden leads down to a peaceful brook, creating a beautiful natural backdrop with adjoining farmland beyond. A wide front garden enhances kerb appeal, with a private driveway leading to the integral single garage, which also offers scope for conversion if desired.

This versatile bungalow represents a rare opportunity, with endless scope to remodel, extend, or develop into a truly remarkable home.

Ribchester itself is one of the Ribble Valley's most sought-after villages, steeped in history and surrounded by rolling countryside. Renowned for its Roman heritage, charming riverside walks, and welcoming community, Ribchester offers an appealing mix of rural tranquillity and modern convenience. The village benefits from excellent pubs, restaurants, and local amenities, while its proximity to nearby market towns and transport links makes it a highly desirable place to call home.

Services

Oil fired central heating, mains water, drainage and electricity.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E53.

Council Tax

Band D.

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.

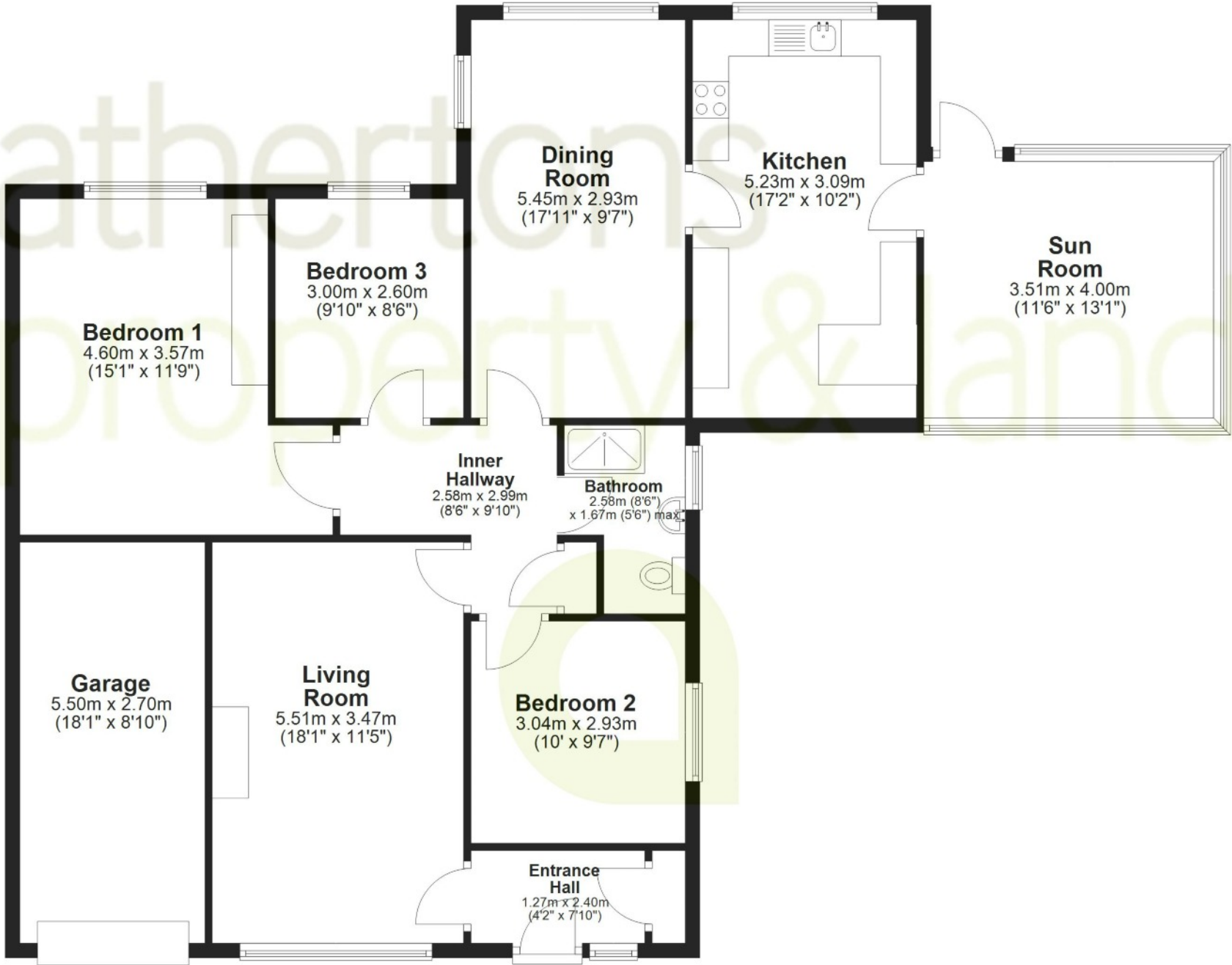
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Main area: approx. 116.6 sq. metres (1255.0 sq. feet)
Plus garages, approx. 14.9 sq. metres (159.8 sq. feet)



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