



athertons
property & land



Tucked away in a small cul-de-sac of just six properties, this modern double-fronted detached family home enjoys a generous and deceptive corner plot with gardens to three sides, excellent parking provision, and a detached garage with an additional outbuilding which has been converted to a garden bar room. Recently enhanced and offered with no onward chain, this is a superb opportunity to acquire a versatile home in the ever-popular village of Huncoat, ideally placed for local amenities, schools, transport links, and the surrounding Ribble Valley countryside.

Occupying an enviable corner position, the property benefits from a true sense of privacy while remaining within walking distance of Huncoat's amenities and rail station, with the M65 motorway and wider East Lancashire conurbations easily accessible.

Stepping inside, a welcoming entrance hall with laminate wood flooring leads to a guest cloakroom and introduces the ground floor accommodation. The main lounge extends the full depth of the house and flows seamlessly through French doors into the substantial side sun room — a wonderful year-round addition with a solid roof and opening directly to the patio and gardens.

On the opposite side of the hallway, there is a spacious kitchen diner finished with anthracite grey units, complementary work surfaces, and provision for a range cooker and wide fridge freezer. This space is both practical and attractive, with direct access to the rear. A cleverly designed under-stairs utility area provides additional storage and laundry facilities.

To the first floor, a bright and airy landing serves three bedrooms and a family bathroom. The principal bedroom enjoys twin built-in wardrobes and a well-appointed en-suite shower room with a double-width enclosure and dual-head thermostatic shower.

The second bedroom, also a double, benefits from a built-in wardrobe, while the third is a generous single with side-facing views. Completing the accommodation is a contemporary family bathroom, finished with a white suite, over-bath thermostatic shower, and built-in storage cupboard.

Externally, the property offers excellent outside space. To the front, a tarmac driveway and block paving provide parking for two vehicles and lead to a detached single garage with up-and-over door, eaves storage, and deadbolt security side door. Adjoining the garage, a recently refurbished outbuilding provides a fantastic space for entertaining and serving the garden as a home bar. Gardens wrap around three sides of the house, with a large enclosed front garden laid with artificial turf, an additional lawned side garden, and a private York stone patio to the rear with access to the sun room and garage.

Huncoat is a popular village east of Accrington, offering local shops, schools, and rail connections within walking distance. The nearby M65 provides excellent access to Accrington, Burnley, and Blackburn, while the A56 and M66 connect easily to Manchester and the wider North West. The area is surrounded by rolling countryside, scenic walks, and strong commuter links, making it a convenient yet tranquil place to call home.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

C (72).

Council Tax

Band C.

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).





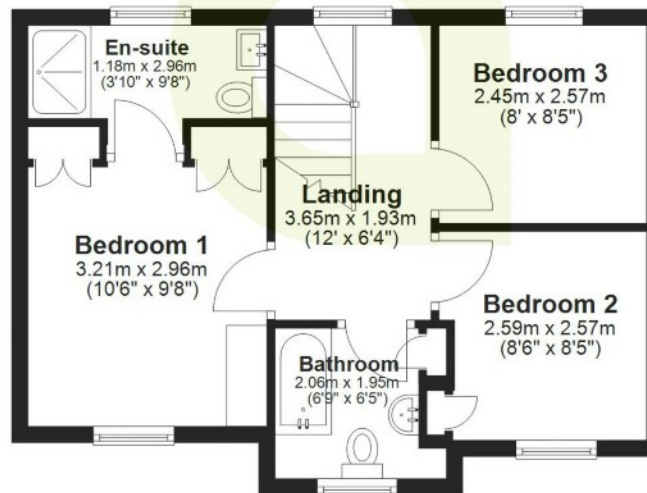
Ground Floor

Main area: approx. 54.2 sq. metres (582.9 sq. feet)
Plus outbuildings, approx. 24.9 sq. metres (268.3 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Main area: Approx. 91.6 sq. metres (986.4 sq. feet)

Plus outbuildings, approx. 24.9 sq. metres (268.3 sq. feet)



