



An exceptional six-bedroom family home located within the idyllic hamlet of Park Head on the outskirts of Whalley, Ribble Valley. Situated on an impressive one-acre plot, this stone-built property boasts stunning countryside views, blending contemporary interiors with a tranquil rural setting to create the perfect family home. With six bedrooms, three bathrooms, two receptions, orangery, double garage and outdoor kitchen area, Ivy Cottage offers expansive living space, ideal for modern family life and entertaining.

Approached through private electric wooden gates, Ivy Cottage enjoys a secluded setting among other character stone-built properties, some dating back to the 17th century. The property is equipped with a state-of-the-art security system, accessible via mobile phone as well as many more recent upgrades and improvements.

Upon entering, the spacious hallway impresses with wood flooring, elegant wall paper walls, feature coving, and a striking white 'L' shaped wooden staircase to the first floor. Off to the right, the living room stretches from front to back, offering an inviting, light-filled space for the whole family with a high-quality wood-burning stove taking centre piece. At the heart of the home lies a beautifully appointed kitchen, featuring solid, recently painted cabinetry, quartz worktops and luxurious wooden flooring. No detail has been overlooked, with top-of-the-line appliances including a Falcon Range cooker, Quooker hot water tap, AEG coffee machine, and microwave. This spacious kitchen is perfect for family meals and entertaining guests with French doors opening onto the beautiful orangery.

The orangery showcases unobstructed views of the sprawling garden with glazed ceiling and walls and French doors onto the rear patio area. Adjacent to the kitchen, the dining room offers a practical yet lovely space with views over the expansive garden and access into the entrance hall. Elsewhere on the ground floor, a practical utility room provides ample space for laundry and storage with base units and inset sink, while a guest WC is decorated with vibrant flair. There is plenty of storage with cloaks cupboard and boiler room off the hallway with integral garage into the double garage with electric up and over door and external singular access.

To the first floor, a spacious and elegant landing area offer access into six double bedrooms offer plenty of space for a growing family. The master bedroom enjoys picturesque views, built-in wardrobes, and an elegant three-piece en-suite featuring a walk-in shower, and double vanity. The remaining bedrooms are equally well presented, with two sharing a modern shower room and another family bathroom featuring a luxurious freestanding bath and walk-in shower. All bathrooms are tiled and beautifully finished matching the quality and charm throughout this gorgeous family home.

Outside, the expansive garden is a true haven and sets it apart from the majority of other homes. Whether it's dining alfresco on the stone patio, cooking in the outdoor, stone built kitchen area, or enjoying a quiet moment by the pond, the outdoor space is exceptional. Mature trees, landscaped lawns, a summer house, and Sabden Brook running at the bottom of the garden add to the charm. Outbuildings include a woodshed, stone built store and outdoor kitchen area providing practicality as well as beauty. There is gated side access to the front with further planted beds and an electric gated, block paved front driveway with ample parking.

Located just outside Whalley, Ivy Cottage benefits from the village's vibrant atmosphere whilst enjoying its tranquil and calm location, with its array of independent shops, restaurants, and local amenities. Whalley Railway Station offers direct routes to Manchester, and the nearby town of Clitheroe provides further shopping, dining, and educational options, including the sought-after Clitheroe Grammar School. With its stunning countryside setting and easy access to local amenities, Ivy Cottage is the ideal family home for those seeking a blend of rural splendour and modern convenience.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

C (73).

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.



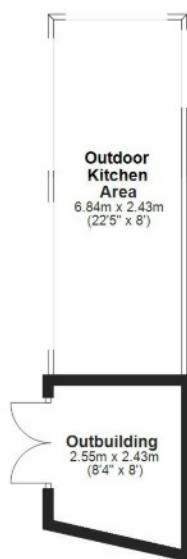
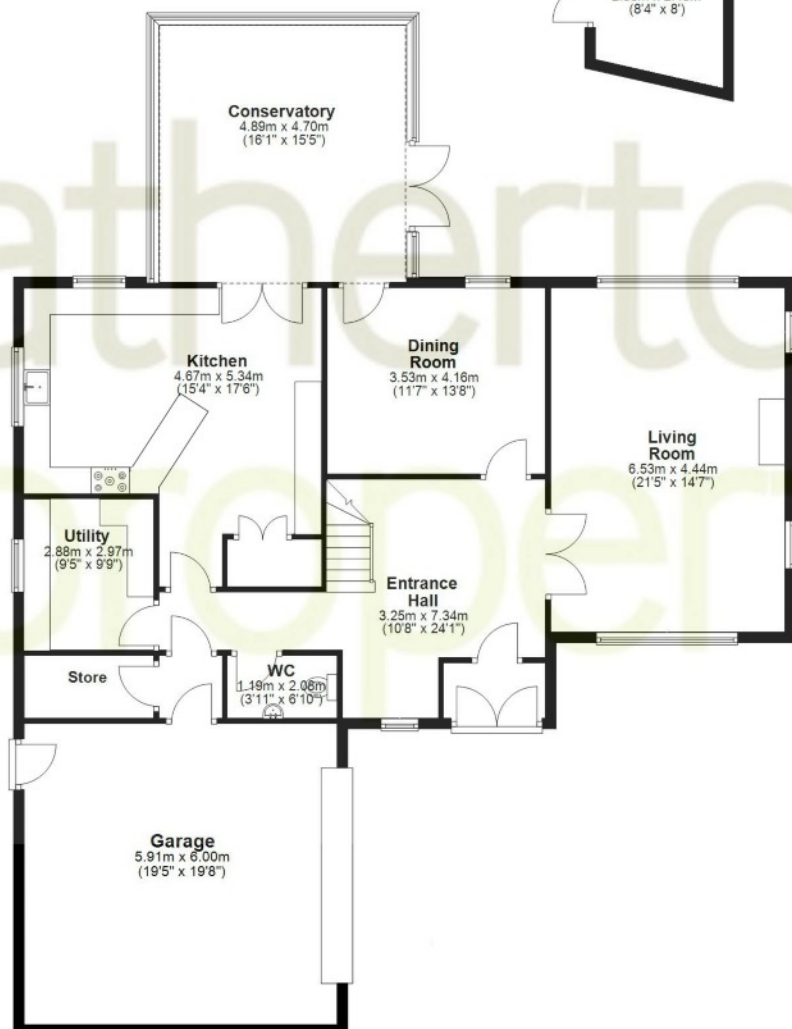




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Ground Floor Approx. 166.2 sq. metres (1789.4 sq. feet)



First Floor Approx. 134.0 sq. metres (1442.0 sq. feet)



Total area: approx. 300.2 sq. metres (3231.5 sq. feet)



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meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team