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Well House, Main Street, Grindleton, Ribble Valley  
Offers Over £800,000



Rarely does a property of this quality and charm come to the market - a true lifestyle home. Built in 1979 from dressed natural stone and in keeping with the local style, this charming period home has been beautifully extended and maintained over the years of ownership boasting a modern open plan design with feature high ceilings, stunning 360 degree views of the surrounding countryside as well as a detached barn with commercial use, sauna and an outdoor heated swimming pool.

Approached from the newly added, stone construction sun room extension commanding 180 degree views toward Kemple End with windows on all sides, large central sky light, beautifully finished tiled effect flooring, window benches and french doors into the lounge. The open plan lounge boasts a log burning stove by Vesta in an attractive stone chimney-piece and radiators with stylish radiator covers create a cosy atmosphere and ample windows.

A shallow flight of five steps lead to the dining area with views towards Pendle Hill, through to the open plan kitchen with polished solid cherry wood units with wood trimmed counters. All appliances by Bosch consist of integrated fridge freezer, built in ovens, grill and microwave, with a ceramic hob beneath an extractor, and plumbing for a dishwasher and a stainless steel double drainer sink unit. Located by the rear entrance is a two piece cloakroom, and the utility room with a deep stainless steel laundry sink, with hand spray mixer tap, heated towel radiator and plumbing for a washing machine. There are generous built in storage cupboards and boot rack. The well proportioned study leads from the dining area and has views over Pendle Hill and also the swimming pool and fields behind.

Leading from the first floor landing are four double bedrooms and two spacious bathrooms, all bright rooms with superb views. The master bedroom has built in wardrobes. The larger bathroom suite has a corner spa bath with light system, a quadrant shower cubicle with Grohe shower and Mermaid panels for easy cleaning, a wall hung basin and concealed cistern wc, and ladder radiator for warming towels. The shower room with views over the garden and pool has a corner cubicle with Mermaid panels and Grohe shower, a low suite wc and pedestal washbasin. An adjacent airing cupboard houses the central heating boiler and airing cupboard with socket for a tumble dryer.

A cast iron spiral staircase winds its way up to a second floor landing and two excellent attic bedrooms; ideal for children or as study rooms with extensive storage.

Well House has lovely well stocked and well proportioned gardens on all sides. Easily managed and laid part to lawn there is a vegetable patch with fruit bushes, bordered by stepover fruit trees, and mature apple, crab apple and damson trees. The gardens have been thoughtfully landscaped with stone walls, patios, footpaths and various seating areas to appreciate the scenery and grounds.

The concrete driveway widens to a courtyard with extensive parking and a substantial multi-vehicle garage in a former barn shippon. It has an inspection pit, sink and three phase electric supply with shelving, and an adjoining potting shed and former pig pen that has been a dog kennel and is now used as a chicken coop. All necessary requisites to live "the good life". The neighbouring barn conversion has access over the drive to its own parking area. Well House has been planned with relaxation and recreation in mind with an 11x4 metre heated swimming pool with electric safety cover, or lie back on sun loungers and take in the beautiful views of Pendle Hill.

Honeysuckle climbs over a charming archway that incorporates the plant room for the pool with gas condenser boiler, and also a log store. Through the arch there is a stone flagged patio bordered by mature trees for alfresco dining and a timber summer house for lazy Sunday afternoons and stunning sunsets. The luxurious changing cabin for the pool incorporates a two-person infrared sauna, quadrant shower cubicle, wc and sink unit with uninterrupted views over the fields. This is a sublime home where you can achieve a work life balance and a healthy lifestyle, the perfect house to entertain your friends and family.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

D (66).

## Council Tax

Band G.

## 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

## Video Tour

To view the video tour of the property please scan the below QR code with your smart phone camera and follow the link:







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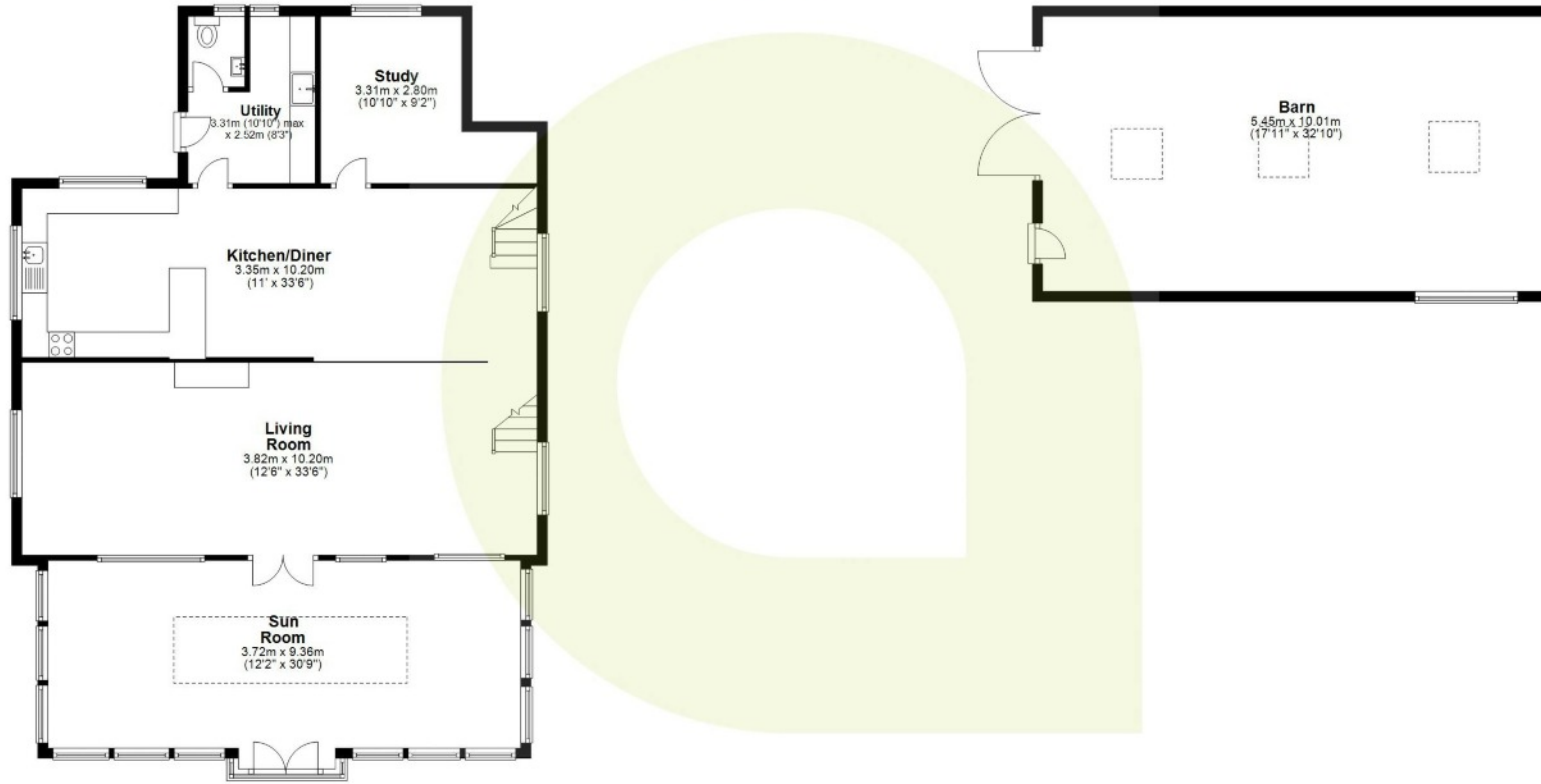


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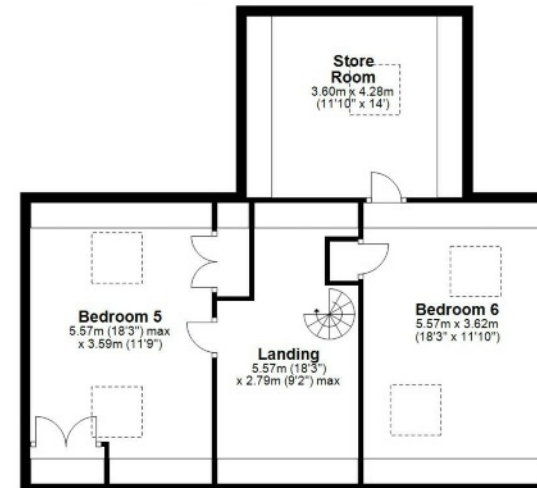
**Ground Floor**  
Approx. 184.7 sq. metres (1988.1 sq. feet)



**First Floor**  
Approx. 94.5 sq. metres (1018.8 sq. feet)



**Second Floor**  
Approx. 72.6 sq. metres (781.5 sq. feet)



Total area: approx. 351.8 sq. metres (3786.4 sq. feet)





