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The Conkers, Dewhurst Road, Langho, Ribble Valley  
£595,000



A superb, detached family home set within its own private grounds in a lovely semi-rural location, tucked away in a secluded, peaceful setting with spectacular, protected open views across the beautiful countryside of the Ribble Valley. The property is a well presented four bedroom home offering both substantial living and outdoor space with large detached double garage capable of housing four cars. The Village of Langho is easily accessible and has a Primary School and Train Station and Whalley and Clitheroe are both easily accessible of the A59 where more amenities are available.

Situated on the edge of Langho with excellent road links to nearby Whalley and Clitheroe this lovely family home offers a good degree of privacy with open fields to the rear and wonderful long distance views across the Ribble Valley. The internal accommodation briefly comprises Ground Floor; Entrance porch, Entrance Hall, WC, Living Room, Dining Room, Kitchen/Diner, Boot Room, Conservatory. First Floor; Landing, Bedroom One with En Suite, Bedroom, Two, Bedroom Three, Bedroom Four, Family Bathroom. Externally there is ample off-road parking, large detached garage with two electric up and over doors, rear decking with glorious open views and lawned garden area.

The property has been immaculately maintained and refurbished over the years boasting exposed beamed ceilings, spacious living accommodation, recently fitted kitchen and stunning open views in a very private location. Early viewing is highly recommended to appreciate what this beautiful home has to offer.

The entrance porch with dual windows opens into the welcoming hallway with quarter turn staircase, downstairs WC and doors into the Kitchen/Diner and Living Room. The spacious kitchen dining area has doors into boot room with separate external access, wall mounted boiler and floor to ceiling units as well as upvc double glazed door opening into the spacious rear conservatory with truly breathtaking views, especially in an evening over open fields and beautiful countryside. The kitchen has a range of gloss effect units with an abundance of work top space, integrated appliances including a Belling range master style stove with 4 ovens and 5 ring gas hob, integrated dishwasher, tiled floors and splashbacks and large dual bowl sink with drainer. The dining room, also with door into conservatory opens into the large living room with decorative brick fireplace with inset gas fire, wall lights, french upvc double glazed doors into the conservatory and door into the entrance hall.

To the first floor the light and spacious landing leads to the bedroom accommodation. There are four double bedrooms in total, all with double Velux windows enjoying fabulous countryside views, a substantial master bedroom again with Velux windows flooding the room with an exceptional en suite 3pc en-suite shower room with contemporary styled walk in shower enclosure, dual flush wc and pedestal wash basin. There is a 3pc house bathroom with wood effect flooring and modern white suite.

To the outside there is a large rear decking area off the conservatory with open views across the Valley protected by restricted covenants, paved pathway leading round the property to a large lawned garden area and detached double garage with electric up and over doors, power laid on, window to the rear and workshop area. To the front of the property, the home is accessed via a large private driveway and offers ample off-road parking with enough parking for multiple cars.

From our Whalley office proceed along King Street and continue through Billington to the Petre roundabout. Take the 2nd exit onto the A59 and continue for approx 1 mile then take the left hand turning onto The Rydings. Take the first right onto The Dales and then right again onto Dewhurst Road. Keeping 'The Sanctuary of Healing' on your left follow the road down to the private driveway on the left which leads to The Conkers.

## Services

Drainage to water treatment plant, all other mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

D (67).

## 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 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.

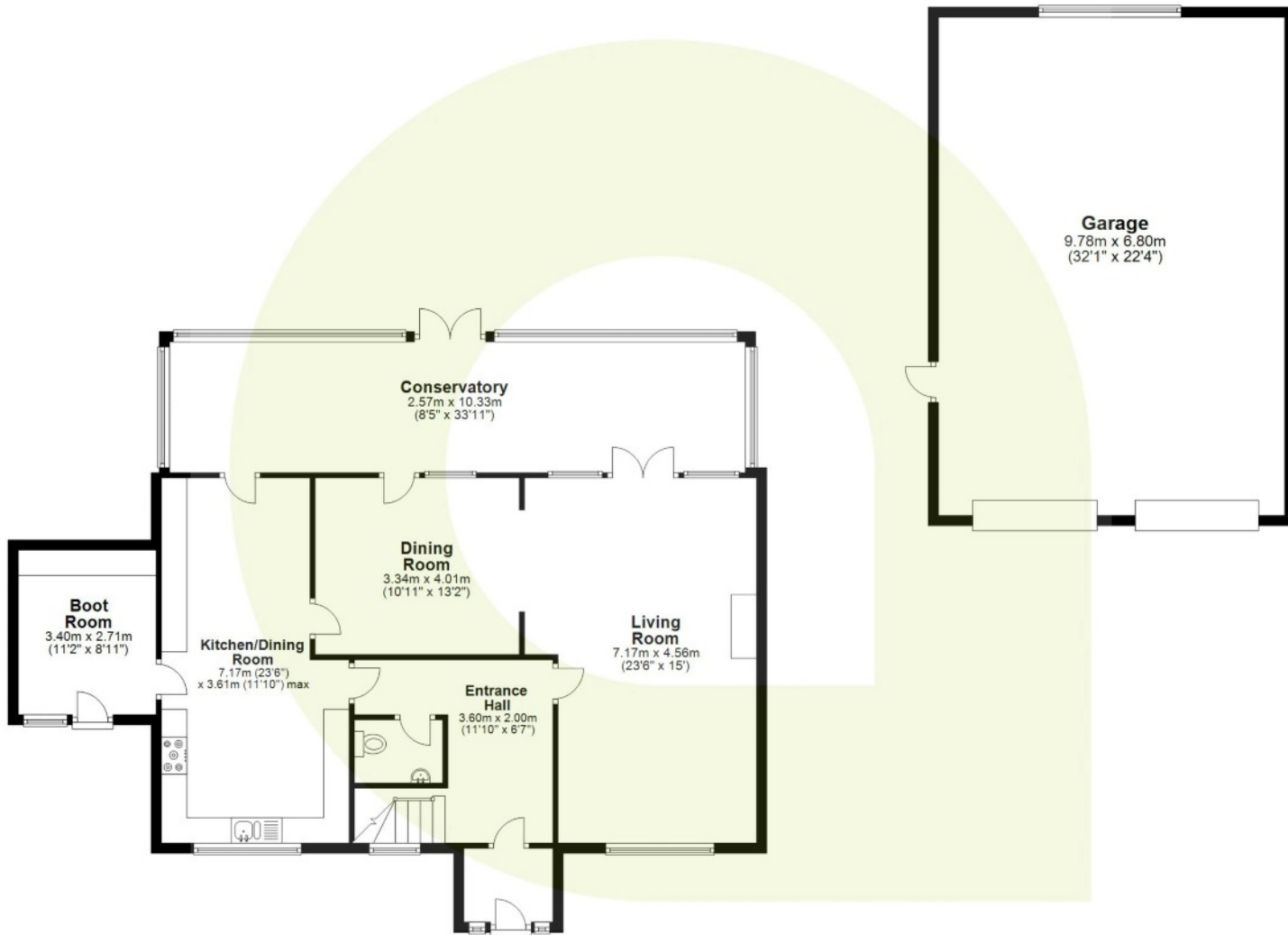
We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility 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.

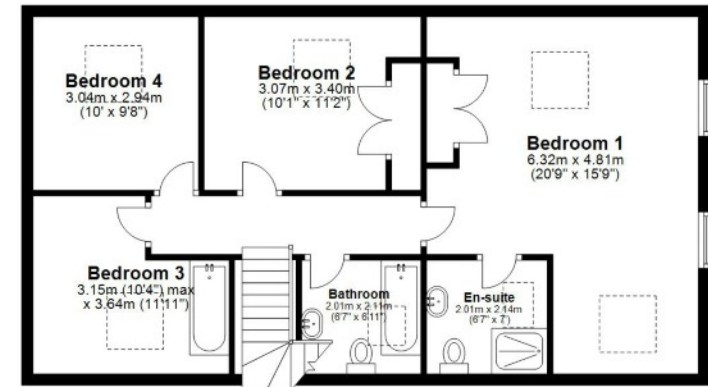




**Ground Floor**  
Approx. 192.1 sq. metres (2067.6 sq. feet)



**First Floor**  
Approx. 74.9 sq. metres (806.5 sq. feet)



Total area: approx. 267.0 sq. metres (2874.1 sq. feet)





