



This is a significant detached property comprising a stylish five-bedroom family home, a detached cottage, extensive formal gardens and an adjacent two-acre paddock – ideal for a couple of ponies. It is situated amongst mature trees and enjoys south-facing views across the valley. Conveniently located on the edge of the village of Read in an extremely popular and exclusive residential area, this is a real gem on every level.

The house comprises a stone-flagged entrance vestibule which leads into the very impressive reception hallway, with an impressive sweeping staircase – with mahogany handrail – leading to the first floor.

The accommodation briefly comprises a superb large breakfast kitchen fitted with high-quality units, a central island and various built-in appliances, with a wine store and cloakroom, both with parquet flooring which features extensively throughout the house. The drawing room is a beautiful space with an Adams style fireplace and French windows, leading to the patio and gardens. The sitting room boasts fitted bookshelves and a Minster stone fireplace with more French windows; it leads to a covered dining area outside. The dining room also has a Minster stone fireplace and a large stone bay window with window seat & French windows open to the terrace.

The first floor comprises the principal bedroom, which includes a range of high-quality Mills & Scott fitted walk-in wardrobes and cupboards and an en suite bathroom, a five-piece suite with a freestanding boat bath, a large walk-in double shower cubicle and twin wash hand basins set in a marbled vanity unit. All the bedrooms have unique features, one with a traditional fireplace, all with fitted wardrobes and mullioned windows. The house bathroom includes four piece suite with bath in a recessed bevelled glass surround, a walk-in shower and twin wash hand basins.

The detached cottage is situated across the front courtyard and is currently used as a gym, office and storage on the lower level, with a self contained two bedroom apartment with sitting room, kitchen and bathroom on the first floor. The property also has a detached garage block with space for five cars.

Access from Whins Lane is via a sweeping tarmac drive with lawns to either side. This leads into a stone columned courtyard with ample parking and a stone-flagged area to the front of the property. The gardens surrounding the property are spectacular, featuring a principal garden with a flat lawn, ornamental gardens and a large terrace across the front elevation of the house giving ample space for dining and entertaining.

The property is conveniently situated two miles from the M65 motorway, ideal for commuters to Manchester which is 26 miles away; Manchester Airport is 42 miles away. The village itself has a village store and delicatessen and is within easy reach of other local villages. As regards schools, St. John's C of E Primary School is within the village with secondary schools including Clitheroe Royal Grammar School, Oakhill College and Stonyhurst College all within easy reach.

The popular villages of Whalley and Wiswell are less than a 10-minute drive away. Whalley boasts many amenities, including popular restaurants, boutique shops, delicatessens and a health centre; Wiswell is home to the renowned Freemasons' Arms. The market town of Clitheroe is a 15-minute drive away and its amenities include a Booths' supermarket and many cafés and restaurants. Both Clitheroe and Whalley have a train station, with direct hourly trains to Manchester Victoria. Clitheroe is located close to the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB) providing spectacular scenery and many walking and cycling routes.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

F (30).

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.









Approximate Gross Internal Area : 394.85 sq m / 4250.13 sq ft

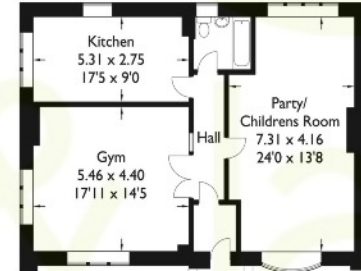
Garage : 79.20 sq m / 852.50 sq ft

Cottage : 165.56 sq m / 1782.07 sq ft

Total : 639.61 sq m / 6884.70 sq ft



Cottage First Floor



Cottage Ground Floor



Garage

For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error









Promap
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Oakwood House

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Def

White Co

Whins Lodge

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Area: 3.551 acres (1.437 ha)

High Lawn

FW

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140.8m

EI Sub Sta

Whins House

Tank







Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

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John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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