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This immaculately refurbished six-bedroom detached house is one of the largest on the development, situated on a sought-after cul-de-sac with a large south-east-facing plot which attracts the sun in the garden throughout the afternoon and evening. This substantial house has been comprehensively renovated by its current owners, who have paid great attention to stylistic detail throughout. The property boasts a large, show home-standard open-plan kitchen / diner, as well as a bespoke fitted boot room, large lounge, utility area, home gymnasium, recently fitted en suite and house bathroom, home office and five well proportioned bathrooms. Externally, the property features multiple stone patio areas, sheltered hot tub and bar area and cast concrete outdoor seating; the current owners have truly made the most of this wonderful plot.

Internally, you are greeted by a large airy entrance hall; this provides open access into the bespoke boot room, with its large range of floor-to-ceiling storage and bench seating. Across the hall is a most stylish downstairs WC with half-tiled walls, steel frame and stone bowl hand basin, brass style heated towel rail and wall mounted, dual-flush WC. The entrance hall allows access into the main lounge and kitchen / diner both via French timber doors, as well as the grand bifurcated staircase to the first floor. The main lounge is nicely nestled away and features hard-wood flooring, French doors onto the rear patio, inset gas fireplace with stone surround and decorative coving.

The kitchen / diner is a true showstopper and must be viewed to appreciate this imposing, modern space with all the comforts and appliances that one needs - and much more! Previously two rooms, this space has been opened up with vaulted ceilings to create a palatial feel. There is ample space for the dining table and fitted bench seating around, as well as a great sized kitchen area with substantial central island and bar seating. The kitchen has a vast array of Neff appliances, including double oven and plate warming drawer, inset coffee machine and induction hob with central set extractor. Furthermore, it boasts a full-length integrated fridge and freezer, separate wine fridge, pantry cupboards, instant hot water tap and integrated wireless phone chargers within the counter tops.

From the kitchen, stylish saloon doors lead to the galley utility area. This accommodates a further integrated fridge / freezer, plumbing for washer / dryer, external side door, large storage cupboard and through door to a good sized storage room which, in turn, leads through to the home gym which had previously been the garage.

On the first floor, there is a split-level mezzanine landing area with access into the five bedrooms, a home office, large airing cupboard, two en suites and the house bathroom. Apart from the home office / bedroom six, all bedrooms host fitted wardrobe space and can comfortably accommodate a double bed. The master bedroom boasts a beautifully designed, recently fitted en suite shower room with tiled walls and floors, rainfall mains shower, pedestal wash basin with below vanity unit and dual flush WC. The spectacular house bathroom boasts all of the above, with the addition of a panelled bath. The upstairs space is very versatile, with some bedrooms being used as lounge areas and bedroom six creating a perfect home office.

Externally and to the front of the property, there is a large double driveway with parking for multiple cars, an electric vehicle charging point and gated side access to the rear. The rear garden opens up a fantastic space for entertaining with multiple stone patio areas and an artificial turfed garden area with sunken trampoline. There is a fantastic fitted, aluminium gazebo shelter with hot tub and timber bar area - perfect for sunny social events. To the rear of the garden, taking in the south-west facing aspect, is a paved seating area with large, set concrete and timber bench seating.

The property is situated in the popular village of Whalley boasting many amenities, including popular restaurants, boutique shops, delicatessens and a health centre. 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)

D (55)

### 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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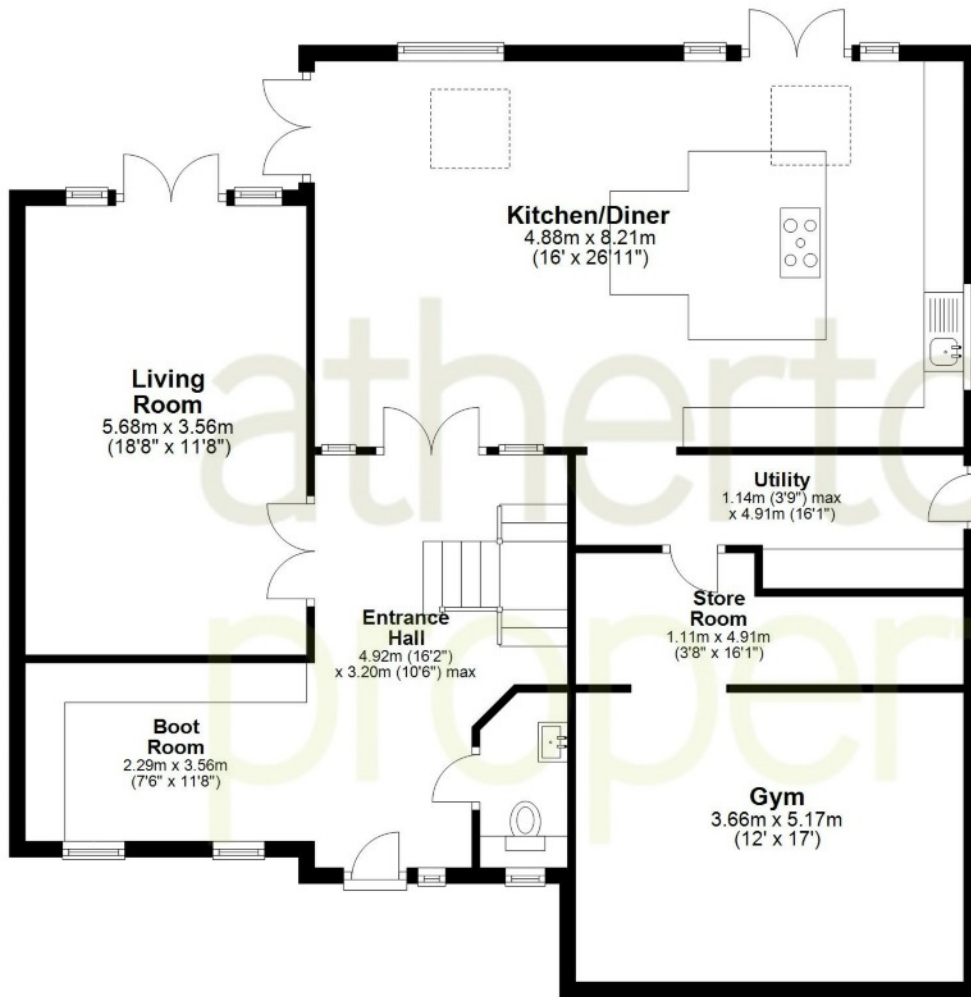






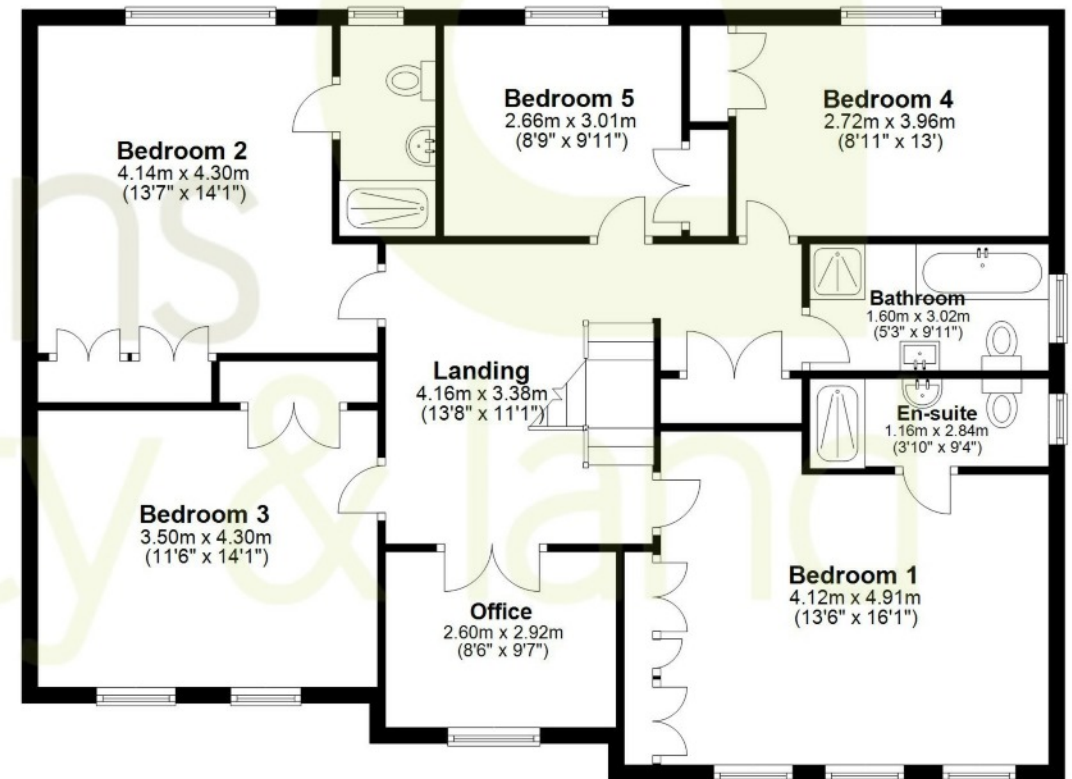
## Ground Floor

Approx. 121.3 sq. metres (1305.8 sq. feet)



## First Floor

Approx. 113.1 sq. metres (1217.2 sq. feet)



Total area: approx. 234.4 sq. metres (2523.0 sq. feet)





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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



# meet the team



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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