



This imposing detached, stone built property offers ample living space and large gardens set in the peaceful surrounding of the Longridge countryside. With four bedrooms and spacious living area, it will be of great interest to many sectors of the market – from young families to retiring couples. Stanley House is steeped in history with part of the property originally being the offices for Lord Derby's estate as well as charm and character throughout. Early viewing is highly advised to appreciate this beautiful home in one of the Ribble Valley's most beautiful locations.

The property is approached from a shared courtyard/parking area and enjoys double driveway parking leading to the attached double garage. Internally you are greeted by an entrance vestibule leading through to a large L shaped entrance hall with staircase to first floor and Cloaks/ downstairs WC off. The ground floor boasts three good sized reception rooms with pleasant views over the gardens and beyond as well as kitchen/diner, utility room and double garage, part of which has been partitioned into a workshop.

The kitchen features a range of base and eye level units with complementary worktops, electric double oven and induction hob with extractor over, integrated dishwasher, stainless steel sink with drainer, external door to the rear, space for dining table and doors into the dining room and utility area. The utility room with plenty of space for coats and footwear, plumbed for washer and dryer and base level units with countertop and sink. Leading through from the utility room is the double garage with partitioned store room and two manual up and over doors leading to the driveway.

To the first floor there are four double bedrooms, all highly individual, each with potential for vaulted ceilings if you so wish; otherwise there is a good attic space for storage. The master bedroom is a vast room enjoying en-suite shower room with dual flush wc, corner shower and pedestal wash basin. Bedrooms two and three are large double rooms with bedroom two having access to storage area in the eaves. Bedroom four is a small double with lovely views to the rear. The family bathroom enjoys a 'P' shaped bath with over head shower head and screen, tiled walls and floor, vanity wash basin with storage and dual flush wc.

Outside, the property enjoys generous gardens to the rear with fantastic open views across farm land towards Longridge Fell. The gardens are mainly laid to lawn with walled and mature hedgerow borders and Indian stone patio areas making the most of the properties fantastic position. To the front of the property are paved and lawned gardens with graveled area which would happily accommodate additional driveway parking for the property. The bottom of the garden hosts a good sized timber shed and small pond allowing habitat for all walks of wildlife.

Stanley House is located just under 2 miles from the charming market town of Longridge offering a close-knit community and serves as the local hub for the surrounding rural farming area. The town boasts a vibrant mix of shops, supermarkets, schools, and service businesses, thriving in its energetic environment. For a wider range of amenities, Clitheroe is a mere 30 minutes' drive away. This bustling town offers an excellent selection of shops, bars, cafes, and salons, as well as supermarkets and the impressive Bowland Brewery leisure complex. Food enthusiasts will delight in the area's reputation, producing some of the highest quality produce from Butlers Cheese to Gazegill Organics supplying numerous pubs and restaurants nestled within the Area of Outstanding Natural Beauty in the Trough Of Bowland. The Ribble Valley, with its affluent character, cafe culture, and rural heritage, is highly desirable and attracts both residents and visitors alike.

Longridge enjoys excellent connectivity to major business centers in East Lancashire, Manchester, and Yorkshire, as well as the northern motorway network. Approximate travel distances include Blackburn at 17 miles, Preston at 9 miles, Manchester at 42 miles, Lancaster at 23 miles, and Manchester International Airport at 46 miles. For those seeking outdoor adventures, Kendal and the breathtaking Lake District are a comfortable 60-mile journey. The M6 motorway, both northbound and southbound, can be easily accessed within 6.5 miles.

Services

Drainage to septic tank, oil fired central heating, mains water and electricity.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

TBC.

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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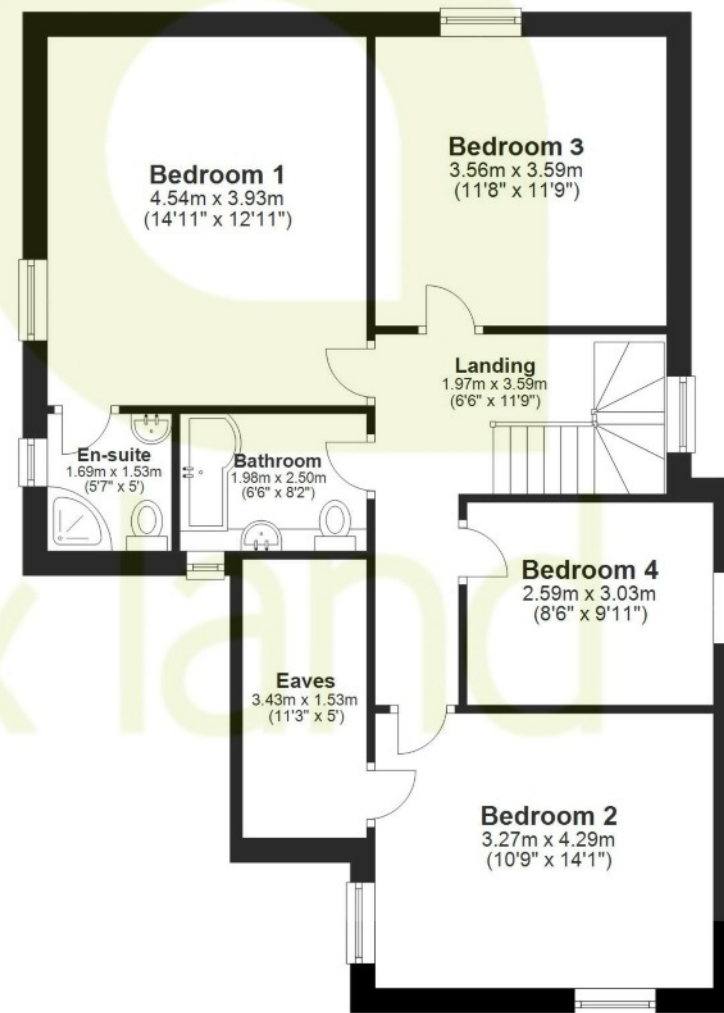
Ground Floor

Approx. 128.1 sq. metres (1379.3 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 206.2 sq. metres (2219.2 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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