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11 Corn Mill Mews, Whalley, Ribble Valley
£355,000



This modern end-of-row townhouse, situated in a highly sought-after village centre location, offers beautifully appointed family living space across three floors. Beautifully located within the conservation area next to Whalley's ancient Cistercian Abbey, this highly quality niche development of luxury townhouses built circa 2003. Enjoying ease of access to village amenities coupled with a peaceful seclusion so rare to find.

The flexible layout comprises a hallway, 2-piece cloakroom, living dining kitchen, utility room, first-floor landing, lounge, master bedroom with 3-piece en-suite shower room, second-floor landing, three additional bedrooms, and contemporary 3-piece house bathroom. The property also features an enclosed rear garden and two allocated car parking spaces.

Constructed by Crosby Homes in a prime residential area in the heart of Whalley Village and its excellent amenities, this superb end-of-row townhouse provides spacious family living space across three floors. With beautiful river walks and rich history on your doorstep, its pleasant location near Whalley Abbey and the River Calder is sure to impress.

Entering through a gated open porch, you're welcomed into a hallway with a 2-piece cloakroom and staircase leading to the first floor. The living dining kitchen is a standout feature, boasting a range of base and eye-level units, an inset, freestanding Rangemaster Professional Deluxe cooker with 5 gas ring and induction hob, 4 oven drawers and matching extractor, integrated dishwasher and wine cooler, oak block work surfaces with a complimentary breakfast bar, and French doors opening to the secluded rear garden. Off the kitchen is the utility room with plumbing for a washing machine and space for a dryer, housing the wall-mounted Worcester Bosch combination boiler.

On the first floor, you'll find a small landing area with doors into the spacious lounge and master bedroom with fitted wardrobes and a recently fitted, stunning 3-piece en-suite shower room featuring a direct feed shower unit with rainfall shower, and side attachment, tiled floor and walls, pedestal washbasin, and low-suite WC.

A staircase from the landing leads to the second floor, which houses three further bedrooms, all of generous size, and a contemporary 3-piece house bathroom with a panelled bath, overhead rainfall shower, pedestal washbasin, and dual flush low-suite WC. Bedroom Two is an extremely spacious double with full length fitted wardrobes and stunning views to Spring Wood and the River Calder.

Outside, the rear garden offers easy maintenance with artificial turf and fenced borders, and there are two allocated car parking spaces. The property has a separate storeroom at ground level in the Old Corn Mill. Whalley Village amenities include a junior school, shops, convenience stores, doctor's surgery, churches, recreational areas, and excellent bus and rail networks, including a direct line to Manchester.

We strongly recommend an early viewing to appreciate this executive family home in a charming village location.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold.

Energy Performance Rating

C (72).

Council Tax

Band D.

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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. 49.5 sq. metres (533.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Second Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 134.2 sq. metres (1444.6 sq. feet)





