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An exceptionally constructed, three bedroom cottage finished to the highest of standards in this exclusive small development in the picturesque village of Ribchester. Situated on the banks of the River Ribble this former Inn is believed to date back to the Georgian Period with evidence of a 17th century wing.

The property is of local historical importance and there are many records dating back to 1786 showing the property on maps of Lancashire. This private gated development is subdivided into six homes with each property including its own stretch of the River Ribble, enabling you to fish from your own river bank!

Internally, this fabulous home has been refurbished to an impeccable standard offering spacious living accommodation throughout with beautiful open countryside views to the rear. Early viewing is highly recommended to appreciate what this exclusive property has to offer.

The porch features charming floor tiling and elegant wall panelling, inviting you into the property. Passing through the glazed enclosed internal door, you enter the expansive hallway, setting the stage for the home's grandeur. In the lounge, a striking stone fireplace serves as a focal point, emanating warmth and character. Wall-mounted lights softly illuminate the tasteful decor. Glazed double doors seamlessly connect the lounge to the hall, while tall windows frame views of the river, bringing the outdoors in.

Flowing from the lounge is the open plan family room, kitchen, and dining area, a spacious layout designed for comfort and functionality. Velux windows flood the space with natural light, and bi-folding doors lead to a paved patio with open views across fields and beyond. The kitchen features contemporary light grey gloss units and top-of-the-line Neff appliances, including an instant boiling water tap. A 9-foot island unit with polished quartz worktops serves as the centre piece for the room with bar seating. In the dining area, a built-in feature wall adds sophistication, with glazed double doors enhancing the home's flow.

The utility room combines practicality with style, boasting high gloss white units and a sleek quartz worktop. It houses the air source heating system and provides space for a washer/dryer. The cloakroom/WC features tiled walls, a wall-mounted toilet, and a white gloss sink unit with a generously sized built-in mirror.

Ascending to the first floor, the master bedroom offers a sanctuary of comfort and luxury, with stunning views and an en-suite bathroom featuring two sinks, an open walk-in shower, a wall-hung WC, and a freestanding bath. The walk-in wardrobe provides ample storage space with luxury fitted wardrobes. The landing provides access to a substantial boarded attic, offering additional space for a hobby room. Bedrooms two and three offer spacious accommodation with built-in wardrobes and river views. The family bathroom features a large walk-in shower, a wall-hung toilet, and a sink unit, complemented by niche lighting and a fitted mirror.

Externally, electric-operated gates lead into DeTabley Mews, with lawn gardens to the front and paved path leading to the front door. There is ample visitor parking throughout the grounds and the private road sweeps round to the rear offering private driveway parking for two cars. The rear gardens make the most of the tranquil views and location with stone paved patio area, laid to lawn gardens and stone wall borders.

Services

Mains water, mains electricity, air source heat pump, under floor heating on ground floor, drainage to shared water treatment plant.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band E.

Energy Rating (EPC)

B (83).

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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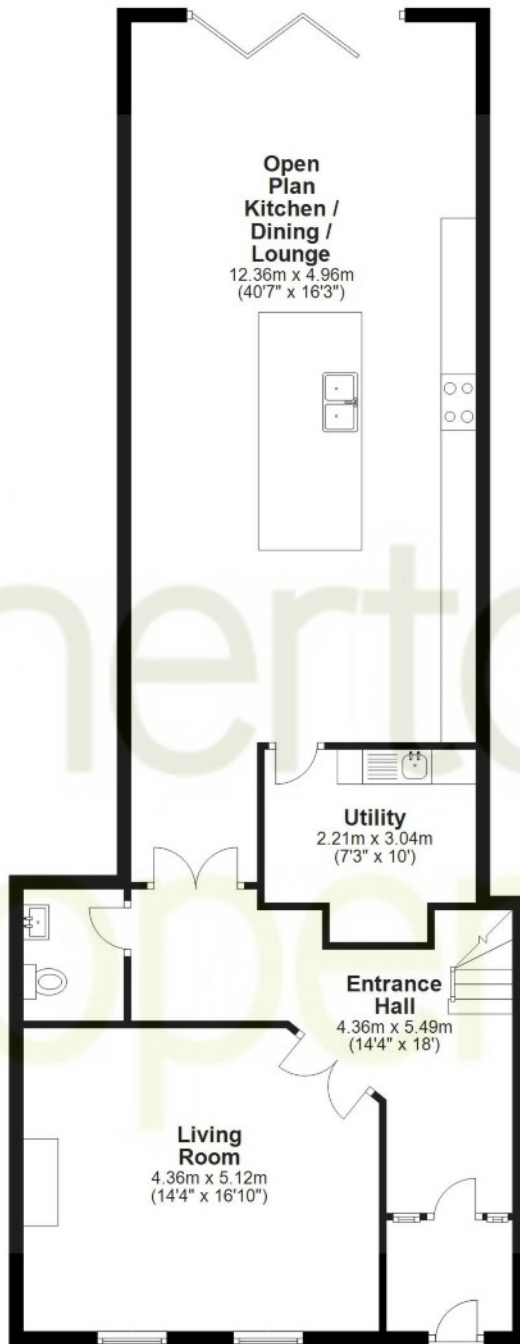


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Ground Floor

Approx. 109.7 sq. metres (1181.3 sq. feet)



First Floor

Approx. 91.7 sq. metres (986.6 sq. feet)



Total area: approx. 201.4 sq. metres (2168.0 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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