



15 Ribble Valley View, Old Langho Road, Old Langho  
Blackburn

£169,950

A lovely timber-clad lodge situated on a small development of just 26 lodges in beautiful, peaceful settings with a unique 12-month holiday home licence. Being of the largest type on the development, this beautifully finished holiday lodge is ideally located for exploring the best of the Ribble Valley.

The internal accommodation briefly comprises: entrance hallway, incorporating the utility facilities, open-plan lounge and fully fitted kitchen, two double bedrooms, en suite shower room and separate bathroom.

The lodge is surrounded by raised timber decking, from which you can enjoy the spectacular views; there is also a large, private parking space. The lodge has individual metered mains utilities.



# 15 Ribble Valley View, Old Langho Road, Old Langho, Blackburn

## Ground Floor

### Entrance Hallway / Utility

7'9" x 6'3"

Spacious ceiling-to-floor storage cupboards with one housing the gas central heating boiler, space for fridge, washer dryer, LED spot lighting and radiator.

### Open Plan Lounge / Dining Room

15'0" x 19'6"

With wall mounted electric fire, windows all around showing off the amazing panoramic views across beautiful countryside, patio doors leading to the raised decked patio area, TV point, LED spot lighting and radiator. Open plan into:

### Kitchen

10'1" x 9'4"

Fully fitted with floor and wall units in cream with corner carousel shelve units, complementary worktops, chrome fittings, integrated electric oven and microwave, four-ring induction hob with glazed splashback and stainless steel extractor fan over, one and a half bowl stainless steel sink and drainer with mixer tap, LED spotlights, small integrated dishwasher, fridge freezer, breakfast bar, laminate flooring.

### Inner Hallway

11'3" x 2'11"

LED spotlights, radiator, loft access.

### Bedroom One

12'2" x 9'5"

With fitted wardrobes with drawers inside, dressing table, LED spot lighting and radiator.

### En-Suite Shower Room

10'9" x 3'11"

Comprising glazed shower cubicle with sliding door and electric chrome shower fitment, modern sink with chrome mixer tap and cupboard below, low suite WC, splashbacks, heated towel rail, LED spot lighting,

### Bedroom Two

9'5" x 8'8"

With two fitted wardrobes with drawers inside and shelved unit, LED spot lighting and radiator.

### Bathroom

6'2" x 5'6"

With white suite comprising low suite WC, wash hand basin and bath with shower over, heated towel rail, fully tiled walls, LED spotlights, vinyl flooring.

## Outside

There is a large private drive and paved pathway leading to the steps up to the raised timber decking, which surrounds the lodge and from which you can enjoy the spectacular views of the Ribble Valley.

## General Information

services

Mains water and electricity are connected, LPG, mains drainage.

tenure

We understand from the owners to be Leasehold.

council tax

Council Tax is not payable as Ribble Valley View is classed as a holiday park (not a residential park) although it has a 12-month licence. As such, it cannot be used as a main residence and the occupier must be registered to pay Council Tax at a different address.

other information

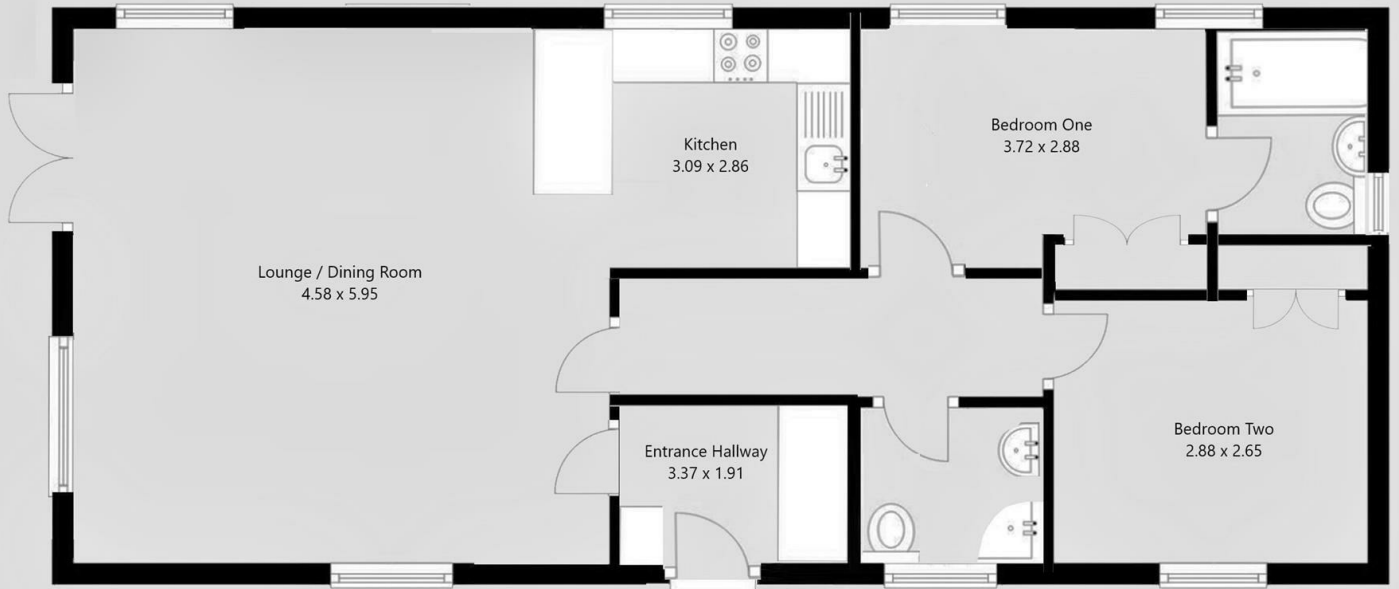
Gas central heating and double glazing installed, some of the windows are of tilt and turn design.

Music system fitted throughout.

Annual site fee of £2,500.

## Ground Floor

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All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
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