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This charming five-bedroom detached farmhouse is perfectly situated for easy access to Blackburn, Preston, and the M6 motorway, offering both convenience and comfort. With fantastic surrounding views of open fields and countryside, this spacious home offers ample living accommodation with multiple reception rooms, an attached annexe in need of full refurbishment, pleasant gardens and detached garage and workshop - perfect for a large car collection or expansive space to work from home. Situated down a private track and benefiting from full CCTV and alarm systems, this beautifully stone built family home provides an exciting opportunity for a variety of buyers to purchase their forever home.

Internally you are greeted by a welcoming porch with double-glazed casement windows leads to an inviting entrance hall, where a central heating radiator and a spindle staircase and access into the ground floor reception rooms. To the right, the cosy cloakroom features a sleek white two-piece suite, including a low suite WC and wash hand basin, with tiled walls and floor, and a double-glazed casement window that allows natural light to brighten the space. Moving into the expansive lounge, the room is centred by a striking feature stone fireplace and beamed ceiling, with two double-glazed casement windows and aluminium patio doors offering picturesque views of the garden.

Adjacent to the lounge is the versatile sitting room and dining room. Here, a composite marble fireplace with an Adam-style surround is complemented by a beamed ceiling and dado rail. The room is bathed in natural light from the double-glazed casement window and benefits from the warmth of two central heating radiators. From the lounge, you can easily access the well-appointed dining kitchen, featuring solid oak units with granite worktops, equipped with a Britannia electric cooking range, integrated Neff appliances, and a Belfast sink, the kitchen is both functional and stylish, with beamed ceilings, downlights, and a tiled floor enhancing its appeal with access thorough to the utility room / potential secondary kitchen.

The utility room complements the kitchen with its own range of oak units, granite worktops, and practical features plumbing for washer and dryer, a Belfast sink, and a Worcester Bosch oil-fired central heating boiler. Through the utility room is the recently constructed annexe which was previously a swimming pool complex. With new windows, insulation and some stud walls fitted, this would make the perfect one / two bedroom annexe with open plan living space and sliding doors onto the rear patio area.

On the first floor, the landing is served by a central heating radiator and a double-glazed window, with access to the roof void via a drop-down ladder. The master bedroom, generously sized, is fitted with wardrobe space, matching chest-of-drawers, and a built-in bed head store. The en-suite shower room offers a white three-piece suite, oak flooring, and a double-glazed casement window. Three additional bedrooms on this level each feature fitted wardrobes and central heating radiators. Bedrooms two and three benefit from fitted cupboards and drawers, while bedroom four has matching chest-of-drawers. Bedroom five, though slightly smaller, offers fitted wardrobes and bedside tables, with ample natural light from a double-glazed casement window.

The family bathroom is complete with a corner jacuzzi-style bath, wash basin, low suite WC, bidet, and a Daryl shower cubicle. A cast iron radiator with a heated towel rail and ceiling downlights contribute to a sophisticated and comfortable space.

Outside, the property boasts well-maintained gardens, predominantly laid to lawn and adorned with fruit trees, flower borders, and a vegetable plot whilst being surrounded by open fields and stunning views. There is ample off-road parking, and the superb workshop, featuring a mezzanine floor and metal shutter door, provides a versatile space with power supply. Attached to the workshop is a sizable garage with a rear store, both equipped with power supply, all set within a site area of approximately 0.4 of an acre.

Services

mains water and electricity, oil-fired central heating, and septic tank drainage, with a metered water supply

Tenure

We understand from the owners to be Freehold.

Council Tax

Band H.

Energy Rating (EPC)

D (62).

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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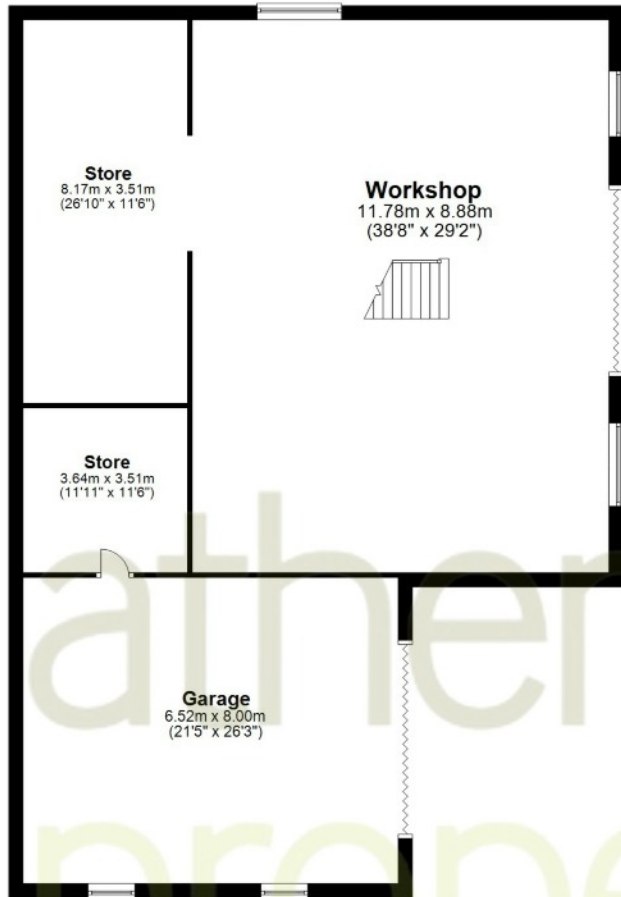
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Total area: approx. 505.7 sq. metres (5443.3 sq. feet)



Ground Floor
Approx. 387.7 sq. metres (4173.5 sq. feet)



First Floor
Approx. 118.0 sq. metres (1269.7 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

Telephone - 01254 828810
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