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This is a truly outstanding four bedroom detached home located in the heart of the beautiful Ribble Valley boasting countryside views on a South-facing plot, double garage, ample parking, four double bedrooms, three bathrooms and flowing internal accommodation featuring a full length open plan kitchen / dining / living room to the rear. The property boasts a magnificent, raised plot with glorious views towards Whalley Nab and beyond. Maintained and presented to an immaculate standard, this beautiful home is ideally suited to a large variety of buyers looking to find their dream home.

Built in 2016, this property is situated close to the heart of the village with bars, restaurants, shops, great transport links and local schools which have an excellent reputation. In and around Whalley, there are numerous village primary schools and two secondary schools, as well as highly regarded public schools including Oakhill School and Nursery. Clitheroe has a medical centre, swimming pool, library and a golf club. In addition to the lovely open countryside in the Ribble Valley, the Yorkshire Dales and West Coast are within easy reach.

Internally you are greeted with a spacious entrance hall with carpeted flooring, staircase to the first floor, integral door into the double garage, part-glazed external door to the front and a two-piece cloakroom with pedestal wash basin and dual-flush WC. There is a large living room to the front of the property, with carpeted flooring, inset electric fire with marble surround and a large bay window allowing ample natural light into the room.

The kitchen / dining / living room has been beautifully finished with a part-tiled floor, LED and decorative lighting, fitted kitchen with granite worktops and upstands, a range of AEG & Seimens integrated appliances, breakfast bar seating currently used as shelved storage and integrated double fridge/freezer. There is good space for a large dining table and living room furniture and a utility room off with base units and granite worktops, plumbing for washer and dryer, inset sink and external side door. Bi-folding doors open onto the rear patio area seamlessly transitioning internal and external space.

On the first floor, there is a large landing with access to the loft and a built-in storage cupboard housing the hot water cylinder. There are four well-proportioned double bedrooms, with the main bedroom and bedroom two showcasing fitted wardrobes with sliding fronts together with a three-piece en suite shower room. The en-suite for bedroom one has been recently fitted and would not look out of place in any show room with tiled floor and walls, full length walk-in rainfall shower, alcove tiled shelving, wall mounted dual flush wc and vanity wash basin. The family bathroom comprises panelled bath with over head shower and screen, dual flush wc, pedestal wash basin and tiled floor and walls.

Outside, there is a large block paved driveway to the front which has enough parking for four cars leading to the integral double garage with electric up and over door. A small lawned area has been well maintained by shrub bed borders and gates side access takes you to the rear of the property. Enjoying a raised position, the rear garden boasts stunning Southerly views towards Whalley Nab with Indian stone patio areas, walled and high fenced borders, side graveled storage and stone pathway leading to a West facing, paved seating area enjoying a beautiful sunset on clear evenings.

The picturesque village of Whalley is widely renowned for being one of the most desirable places to live in the Ribble Valley. It boasts three popular public houses and a fantastic wine shop, along with restaurants, wine bars, cafés and individual shops and hairdressers. There is also a post office, a medical centre and Co-Op. There are excellent leisure amenities, such as sports fields and children's playgrounds.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

B (85).

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.



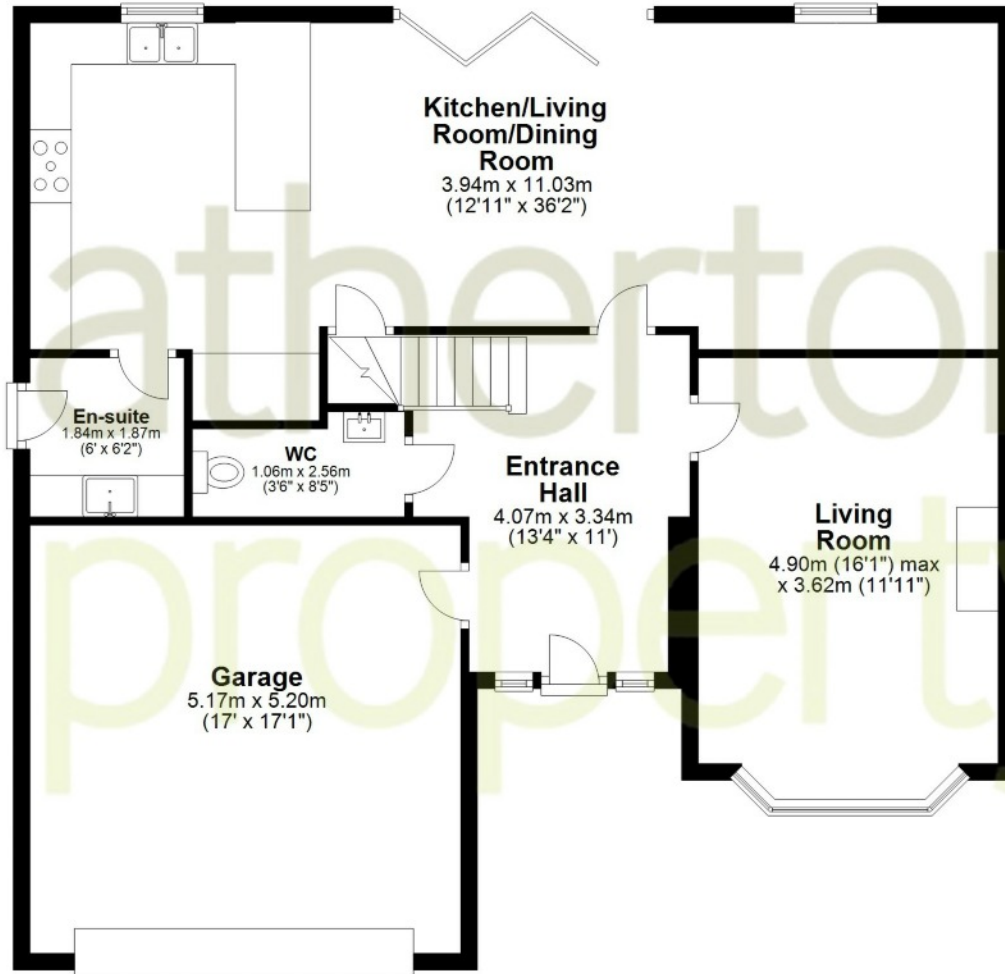






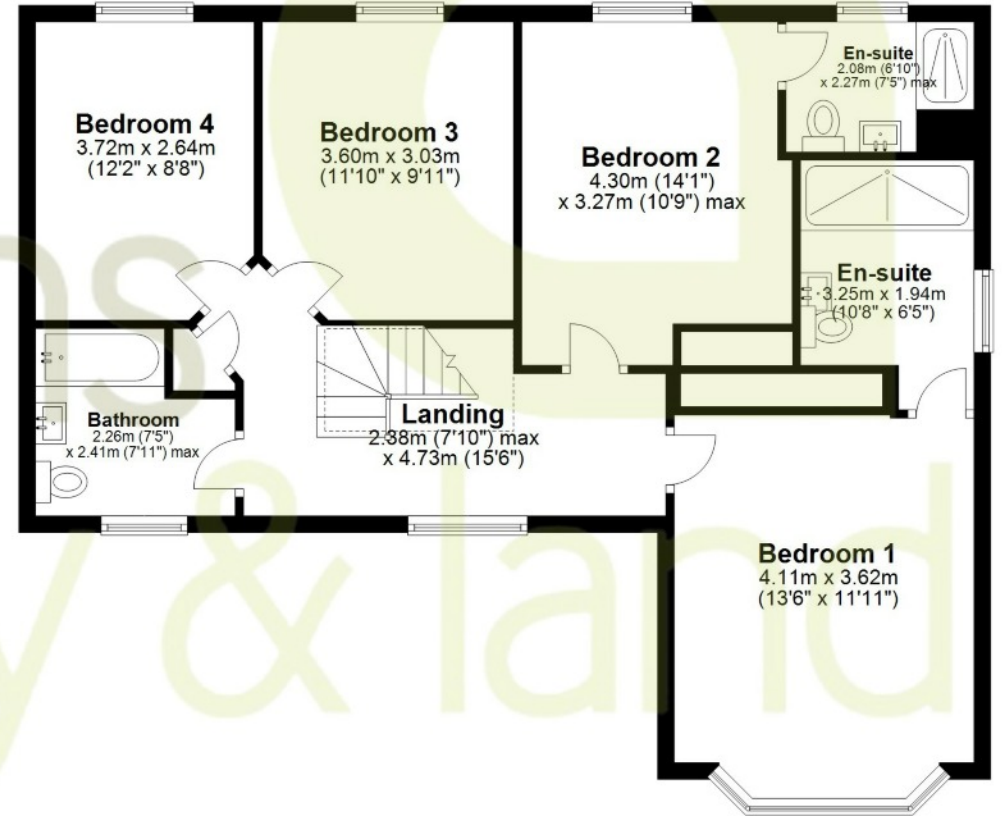
Ground Floor

Approx. 110.2 sq. metres (1186.7 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.6 sq. feet)



Total area: approx. 188.3 sq. metres (2027.3 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 MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
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Mags Twist
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Woody & Bruce
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