



A truly unique, period semi-detached property which has been lovingly maintained and extended boasting five bedrooms across two floors. Positioned in a much sought after semi-rural location, the family home dates back to 1914, with a previous pool room extension being converted to extra bedroom space but which could happily suit an annexe or further living accommodation for guests. The current owner has done a wonderful job of maintaining & restoring many of the period features, whilst also managing to create a contemporary modern feel. The property briefly comprises of: Ground Floor; porch, hall, living room, dining room, kitchen, snug, sun room, bedrooms three and four, bathroom and veranda. First Floor; landing, family bathroom, bedroom one, bedroom two and bedroom five.

Offering expansive, flexible living accommodation and situated on a large plot with off-road parking, attached garage, large gardens and stunning south-facing views to the rear, early viewing is highly recommended to appreciate what this beautiful property has to offer. Nestled in a semi-rural position in Simonstone, Ribble Valley, the property boasts scenic walks, excellent network links and is a short walk to the well-regarded Read St John's Church of England Primary School and St. Peter's Church of England Primary School in Simonstone.

Internally, you are greeted by a welcoming porch leading into the entrance hall with picture rails, coving and 'U' shaped staircase to the first floor. The well-appointed living room enjoys a central open fireplace with stone surround, picture rails and French UPVC double glazed doors onto the rear patio. Adjoining the living room is the dining room with central fireplace and door into the kitchen, and which pleasantly opens into the snug with integral access into the garage. The kitchen has a range of base and eye level units with complementary worktops, under stair storage cupboard, electric double oven four ring hallogen ceramic hob with extractor over, integrated fridge, integrated dishwasher, tiled floor, breakfast bar and access into a small side porch leading out to the driveway.

The ground floor has been substantially extended. Originally used as a pool room, the large single storey extension was converted in 2006 to extra living/bedroom accommodation consisting of large sun room with sliding doors onto the rear patio, two double bedrooms with bedroom three boasting French doors opening onto a small veranda with stunning views, and tastefully finished 3pc family shower room with tiled floor and walls.

The first floor comprises; a gorgeous staircase and landing that certainly deserves a mention, with continued wall panelling and vaulted ceiling with large airing cupboard housing the hot water cylinder. The main bedroom benefits from a large range of fitted wardrobes and gorgeous southerly views of open countryside to the rear. Bedroom two mirrors bedroom one and bedroom three is a single room which could happily double as a home office. The family bathroom is a substantial size with panelled bath and overhead mains mixer shower, tiled floor and walls, single flush WC and vanity unit wash basin.

Externally, the property continues to excel enjoying a large private plot located off this extremely quiet private road off Simonstone Lane. The front of the property hosts a large single driveway leading to attached garage with up and over door, well maintained lawned gardens, mature flower beds and low walled borders. To the rear there is a spacious, south-facing garden with large paved patio area running the length of the extension, decked seating area leading off from the veranda, mainly laid to lawn gardens with mature borders and flower beds and breathtaking views across open countryside and beyond.

Simonstone is located to the south-east of Clitheroe, and is convenient for ease of access to the East Lancashire Business centres and the M65 motorway (within 3 miles). This property is the perfect choice for the country loving commuter plus proximity to the Ribble Valley Schools. The Ribble Valley is an affluent area with a café culture and rural heritage and is a desirable and aspirational place to live and visit. Schools locally have an excellent reputation and there are a wide variety of both state run and independent to choose from. Simonstone is in the catchment for Ribble Valley Schools and is within easy reach of the highly regarded local public schools including Stonyhurst, Oakhill College and Moorlands.

Services

All mains services are connected.

Tenure

We understand from the owners to be leasehold. 999 year lease starting from 1914 - £2.58 ground rent per annum.

Council Tax

Band E.

Energy Rating (EPC)

TBC.

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

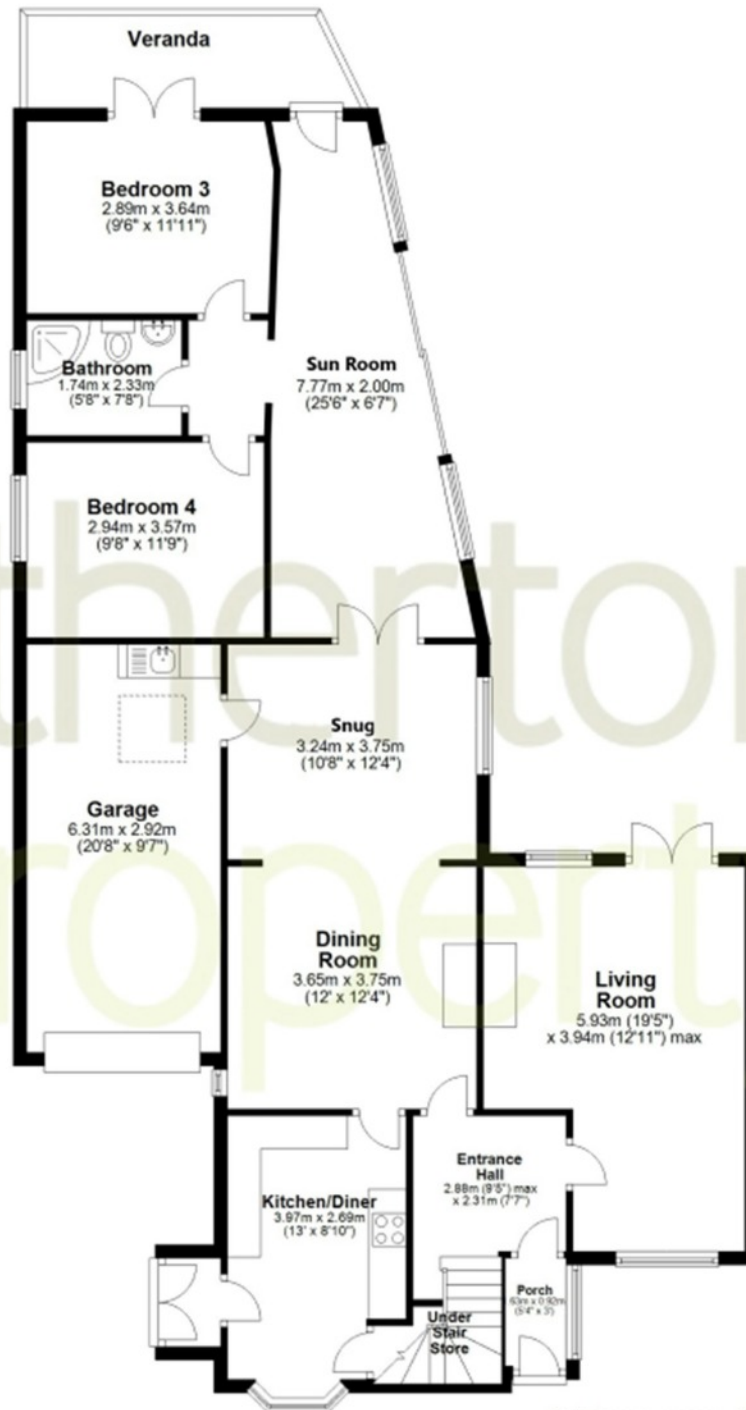
Money Laundering Regulations

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. 134.5 sq. metres (1447.6 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 193.3 sq. metres (2080.5 sq. feet)







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