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Sandwood, Whins Lane, Simonstone, Ribble Valley BB12 7QU  
OIRO £975,000



An imposing architecturally designed home set on this large, elegant plot with electric wrought iron gates leading to an elevated position in a completely private setting with absolutely stunning gardens boasting fantastic 360 degree views. This large property, set in a much sought after location in the Ribble Valley, offers spacious accommodation with five reception rooms, kitchen/diner, utility room, integral double garage, five double bedrooms and four bathrooms.

Most of the windows take advantage of the elevated views and outlooks across the gardens. The driveway leads through large maintained gardens to a large parking area at the side. There are pathways round the house leading to various sections of the garden, patios with outstanding views and timber storage sheds. Extending to approximately 4500 sq ft, it has been beautifully maintained by the current owners and is in immaculate condition throughout.

Early viewing is highly recommended to appreciate what this gorgeous property has to offer.

The formal entrance to the front of the property opens into a large hall, open to the eaves and including a glass windows frontage within the front door opening. The hallway includes an open staircase and gallery landing to the first floor with ample storage cupboards and potential to install a home lift. Leading off the central hallway is the kitchen/diner, downstairs bathroom and three good sized reception rooms, currently used as a formal living room with access through the large conservatory and dining room, office and secondary lounge; all these enjoying large low sill windows overlooking the front and rear gardens. The kitchen, with doors from the entrance hall and dining room, is a fitted dining kitchen with shaker style wall and base units. It boasts complementary marble working surfaces, Belfast sink, mixer tap, tiled splashbacks, a Rangemaster cooker with 6 ring gas hobs and electric ovens with extractor fan over, integrated dishwasher and space for a large larder fridge/ freezer, central island unit with marble working surface and breakfast bar, fitted sink bowl with mixer tap and base units.

The opposite end of the downstairs landing welcomes a cosy lounge area with inset electric fire and good sized office area which would make for a fantastic play room with further access into the utility room and integral double garage. The utility room is an ideal space for entry after long muddy walks with external door, base mounted units with complementary worktop, sink with drainer and mixer tap and dual flush wc. The large double garage benefits from a double, electric up and over door, double glazed windows, hot water cylinder housing and staircase to first floor store/play room.

On the first floor is a galleried landing, with access to five double bedrooms including the master suite as well as two family bathrooms. The impressive master bedroom features French doors leading to a Juliette balcony providing excellent views, access to the dressing area with fitted his and hers space. Leading from the dressing area is the en suite 4 piece Grohe bathroom with low suite WC, feature panel bath with rainfall side tap, dual vanity washbasins with mixer taps, shaver point and vanity mirror with feature lighting over, large walk-in rainfall shower with bamboo seating, heated ladder-style towel rail, tiled floors, Velux window and fully tiled walls.

Bedrooms two, three, four and five are all comfortable double bedrooms with beautiful aspects from the windows to the front and rear of the property. The bedrooms share two family bathrooms, one with 3 piece suite the other a 4 piece suite. The 3 piece suite includes Victorian style tiled flooring, feature roll top bath with cast iron feet and over head shower, dual flush wc and pedestal wash basin. The 4 piece family bathroom boasts cubicle shower, corner panelled bath, wc, pedestal wash basin, tiled floors and part tiled walls.

Externally the gardens are truly breathtaking offering a large variety of seating and entertaining areas. The long single driveway, bordered with large hedgerows and mature plant beds opens to a large parking area with enough parking for multiple cars and two timber storage sheds. The front laid to lawn garden has been immaculately maintained and sweeps around the property to the patio area with stunning open views across the valley - a perfect place for al fresco dining or enjoying an evening drink. There is a paved walkway round the rear of the property and stone steps leading to the large, lanwed rear garden with beautiful open views across the rear fields and timber summerhouse.

## Services

Ground source heat pump, drainage to septic tank, mains water, mains electricity.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band F.

## Energy Rating (EPC)

E (44).

## 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 Monday 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. 244.1 sq. metres (2627.2 sq. feet)



### First Floor

Approx. 166.3 sq. metres (1790.2 sq. feet)



Total area: approx. 410.4 sq. metres (4417.3 sq. feet)





