



athertons  
property & land

athertons  
property & land tel. 01254 828810

[www.athertons-uk.com](http://www.athertons-uk.com)

14 Clitheroe Road, Whalley, Ribble Valley  
Offers in The Region of £435,000





Set in one of Whalley's most sought-after locations, this late Victorian stone terrace beautifully blends timeless period charm with contemporary design. Following an extensive renovation, the property offers an elegant yet practical lifestyle, perfect for the discerning buyer. With four bedrooms, including a stunning attic conversion, and luxurious living spaces spanning approximately 1,743 sq ft this home is as beautiful as it is functional, providing a rare opportunity to embrace a blend of history and modernity.

From the moment you approach, the property's charm is undeniable. A flagged footpath with stone posts and a wrought iron gate leads to a wood panelled front door featuring a stained-glass panel. Inside, the vestibule, with its mosaic tiled floor, sets the tone for the elegance beyond. The sitting room exudes Victorian grandeur, with a bay window fitted with plantation shutters and a magnificent fireplace featuring a cast iron surround and tiled cheeks. Decorative touches, such as an arched display niche, alcove shelving, and ornate ceiling cornicing with a central rose, create an inviting yet sophisticated space.

As you move through the home, the middle living room transitions to a more contemporary vibe. A limestone chimney-piece houses a log burning stove, offering instant warmth and a welcoming ambiance. Through a wide arched opening, the highlight of the property comes into view: an exceptional open-plan kitchen and dining space. Here, a "wall of glass" folding doors and a striking lantern roof flood the room with natural light. High-gloss cabinetry, oiled hardwood counters, and a central island equipped with a wine chiller, dishwasher, and washer-dryer combine to create a space that is as functional as it is stylish. Integrated appliances include twin electric ovens, a five-ring gas hob, a microwave, and a fridge-freezer, while LED lighting offers versatile options to suit any mood. On sunny days, the folding doors open to seamlessly extend the space onto the initial patio, perfect for al fresco dining or entertaining friends.

The first floor hosts three beautifully appointed bedrooms. Two spacious doubles feature charming Art Nouveau-inspired fireplaces and window shutters, while the rear double also benefits from built-in wardrobes. A third single bedroom offers flexibility, whether used as a nursery, office, or guest room. The luxurious bathroom is a true highlight, with a freestanding bath, walk-in rain shower, washbasin set in a vanity cupboard, and low-suite WC. Metro-style tiling, a column radiator, and a blend of traditional and modern fixtures create a spa-like retreat.

The converted attic provides a striking fourth bedroom with Velux windows offering stunning views of Wiswell Moor and Whalley Nab. Twin exposed chimney breasts and exposed Oak beams add rustic charm, making this an ideal retreat or a coveted space for guests.

Externally, the home continues to impress. The front garden, framed by a low stone wall and neat box hedging, adds classic curb appeal. The south/southeast-facing rear garden is designed for minimal upkeep and maximum enjoyment, with an initial fenced bordered, stone patio then across the rear alley is a large, fenced level lawn, and composite deck creating a series of zones for relaxation or entertaining. The deck enjoys all-day sun and offers potential for off-road parking if desired.

Centrally located in the heart of Whalley, this property combines the charm of village life with modern convenience. Excellent transport links, including nearby bus and train stations, make it easy to explore the surrounding area while remaining deeply connected to this vibrant Ribble Valley community. This is a home that perfectly balances history, elegance, and contemporary living - a truly rare find not to be missed.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

C (71).

## Council Tax

Band D.

## 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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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) .





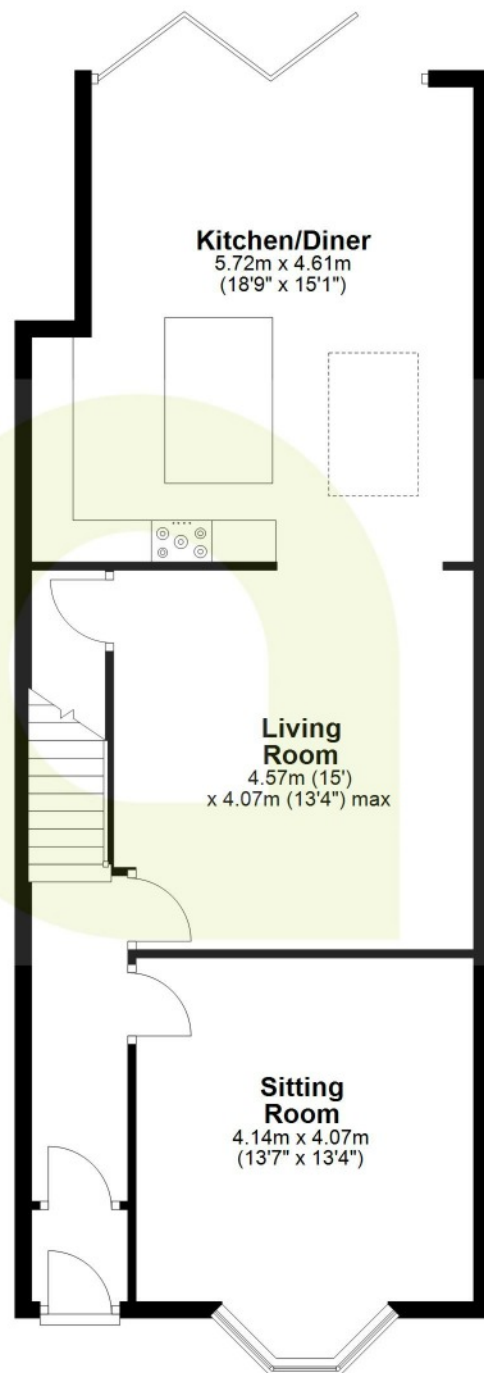






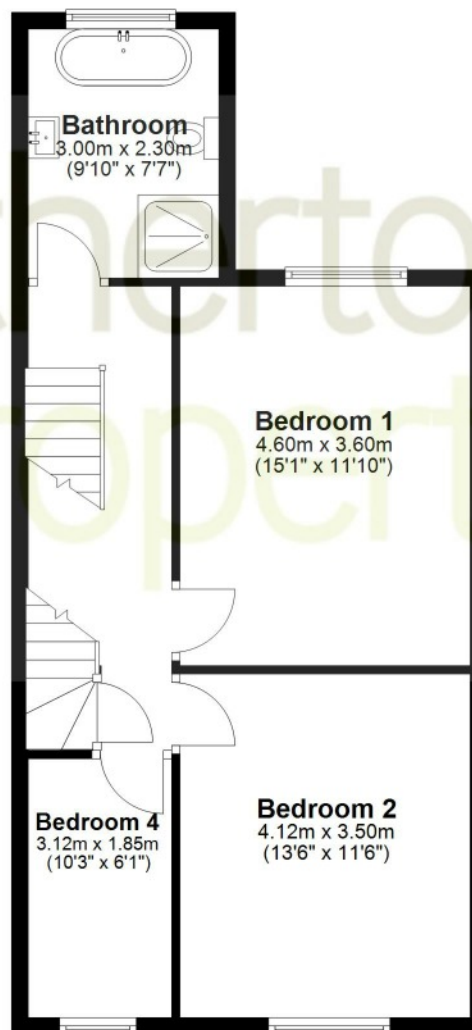
## Ground Floor

Approx. 76.0 sq. metres (818.5 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



## Second Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 161.3 sq. metres (1736.3 sq. feet)

