



This exquisite executive family home offers immaculately presented and versatile accommodation spread across three floors. Located in a highly sought-after residential development, the property provides an impressive 2,463 sq. ft of living space (excluding the double garage) and is ideally suited for a wide range of buyers. With five double bedrooms, three bathrooms, and an abundance of space for family living, this beautiful property is perfect for those seeking a modern home in an excellent location.

Situated just a short distance from the villages of Ribchester and Whalley, as well as the market towns of Longridge and Clitheroe, this home benefits from easy access to local amenities, great transport links, and top-rated schools. The Ribble Valley's stunning countryside is on your doorstep, providing ample opportunities for outdoor pursuits and leisure activities.

Upon entering the property, you are welcomed into a spacious entrance hallway, featuring light oak-effect Amtico flooring, staircase to first floor and access to a two-piece cloakroom with tiled walls and flooring. The living room, located at the front of the property, boasts a living flame gas fire with a granite inset and hearth, creating a cozy atmosphere. A large window floods the room with natural light. The light oak-effect Amtico flooring continues through French doors into the dining room, which opens into a spectacular Crofts orangery with a limestone-effect tiled floor and a log-burning stove, making it a usable space all year round. An atrium-style glass roof and French doors leading to the garden seamlessly connect the indoor and outdoor spaces.

The kitchen/diner is a beautifully designed space, featuring ceramic tiled flooring and a range of base and eye-level units with granite worktops. A Rangemaster range cooker with a five-ring gas hob, gas grill, and electric double oven is complemented by a matching extractor fan. Additional features include an integrated American-style fridge/freezer, wine cooler, and dishwasher. French doors open to the rear garden, while ample space is available for dining furniture. The integral double garage, which houses the utility area, is accessed via two electric up-and-over doors as well as an external side door.

On the first floor, the landing leads to four well-proportioned double bedrooms, all with built-in wardrobes. Bedroom two features a beautifully appointed three-piece en-suite shower room with tiled walls and flooring. This modern en-suite includes a walk-in shower cubicle with a direct-feed rainfall shower unit, side jets, and a shower attachment. Additional features include a hand wash basin, a dual-flush low-suite WC, underfloor heating, and a chrome towel rail.

All bedrooms offer a good range of fitted wardrobes and storage solutions, with bedroom five currently used as a dressing room/walk-in wardrobe. The family bathroom is a modern four-piece suite, featuring a Jacuzzi-style bath with an in-built TV, a shower attachment, recessed lighting, a rainfall shower unit, a vanity wash basin, a dual-flush WC, and underfloor heating.

On the second floor, the principal bedroom is a substantial space, currently used as a peaceful guest bedroom. It offers built-in wardrobes, fantastic views, additional storage off the landing, and its own grand shower room, which includes a walk-in shower with a direct-feed rainfall shower unit, side jets, a vanity wash basin, a dual-flush WC, and a chrome towel rail.

Externally, the property is approached via a part-tarmac, part-block-paved driveway, providing parking for multiple vehicles and leading to an integral double garage. The front garden is beautifully landscaped with a lawned area bordered by plants, shrubs, and a central tree. To the rear, the garden features a timber-decked patio area with outdoor lighting, an Indian stone-flagged patio, and pathways. The garden is mainly laid with artificial turf and bordered with mature plants and shrubs, providing a peaceful space to relax.

Asturian Gate also benefits from a communal children's play park and open spaces adjoining the rear border, allowing children to play safely and residents to enjoy the area without concerns about future development—making it a perfect setting for families.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. There is a yearly management charge of £439.80.

Council Tax

Band E.

Energy Rating (EPC)

C (75).

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.

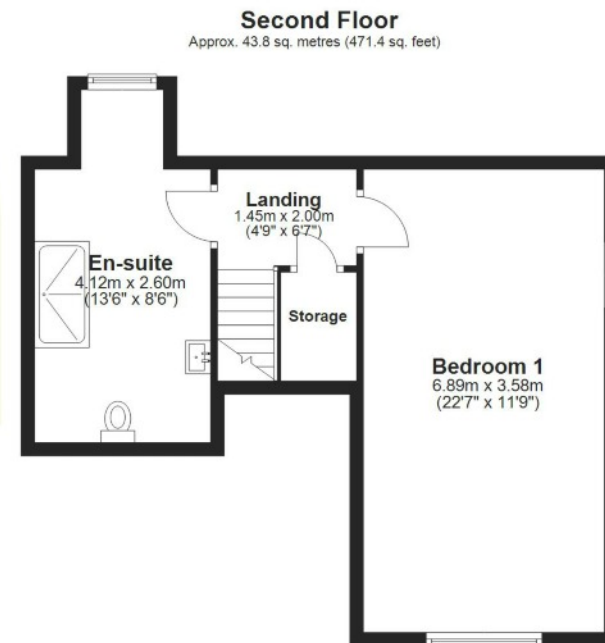


athertons
property & land









Total area: approx. 259.0 sq. metres (2787.4 sq. feet)







athertons
property & land





athertons
property & land





atherton's
property & land

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
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team