



A substantial bungalow, situated in a desirable and sought-after location on a private road adjoining Simonstone Lane. The elevated position has captivating views of the Ribble Valley and Hyndburn countryside.

This charming property, with all accommodation on a single level, has been lovingly maintained by its current owners and features a stunning living room, a generous-sized dining room, a large breakfasting kitchen, a utility room, and three double bedrooms. Parts of the property may date back to the early 20th century, and original solid oak doors and joinery are among its many charms. The property has a double attached garage and workshop, ample off-road parking, and a large garden.

Internally, a small front porch opens through a solid oak door into the magnificent central living room. This space boasts a vaulted ceiling with exposed beams and wall panelling, a brick fireplace with a log-burning stove, and fitted church pew benches; large windows offer great views. The living room leads into the dining room with dual-aspect windows and a handcrafted pitch pine bar. The Shaker-style farmhouse kitchen/breakfast room has plenty of space for seating, lots of storage with a range of base and eye-level fitted units, an electric hob with an extractor hood, tiled flooring, a double oven, an integrated fridge and dishwasher, laminate worktops, and a dual-bowl sink facing the garden. A useful utility room/pantry next to the kitchen with base and eye-level cupboards and plumbing for a washer and dryer provides access to the garden.

Bedrooms one and two lead off from the living room and are both spacious, airy doubles with fitted wardrobes. Bedroom one has a generous four-piece en-suite bathroom, including a panelled bath, a corner mains mixed shower, a low-flush WC, a pedestal wash basin, and an airing cupboard housing the hot water tank. Bedroom two features a useful sink/vanity unit behind mirrored wardrobe doors.

Leading from the kitchen is an internal hallway to bedroom three, which could function as a study/home office with superb southerly views. Also accessed via this hallway is a three-piece family shower room with a cubicle shower, a pedestal wash basin, and a low-flush WC.

Externally, a large driveway provides off-road parking for four cars and leads to the attached integrated double garage, accessed via an electric up-and-over door with a window overlooking the lean-to greenhouse. Within the garage is a small galley workshop with power and lighting. Low stone walls, well-maintained paved pathways, and manicured gardens surround the property. Features include a summer house, mature borders, a lean-to greenhouse, a rockery/pond, and a patio area. There are outstanding panoramic views of open countryside.

Conveniently located just two miles from the M65 motorway, this property is perfect for Manchester commuters (26 miles away) and is 42 miles from Manchester Airport. The village offers a local store and delicatessen, with neighbouring villages easily accessible. For schools, St John's C of E Primary is within the village, while nearby options include Clitheroe Royal Grammar, Oak Hill College, and Stonyhurst College.

The vibrant villages of Whalley and Wiswell are less than 10 minutes away. Whalley features boutique shops, restaurants, delicatessens, and a health centre, while Wiswell boasts the renowned Freemasons' Arms. Clitheroe, a 15-minute drive, offers further amenities, including a supermarket, cafés, and restaurants. Both Whalley and Clitheroe have train stations with direct services to Manchester Victoria. Clitheroe is also a gateway to the Forest of Bowland (AONB), renowned for its stunning scenery and outdoor activities.

Services

Oil fired central heating and hot water, mains drainage, mains water, mains electricity.

Tenure

We understand from the owners to be Leasehold. 886 years remaining.

Council Tax

Band F.

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 licence) 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. 185.0 sq. metres (1991.3 sq. feet)







