





Braeside is an exclusive detached family home situated within a private and secluded setting, boasting beautifully matured front and rear gardens. The property enjoys stunning views to the front and offers a private, serene outlook to the rear. Located in Wiswell, one of the most sought-after villages in the Ribble Valley, this home occupies an enviable position within the area.

The well-arranged accommodation briefly comprises six reception rooms, four bedrooms, two bathrooms, and an attached double garage. Internally, this 1950s home requires modernisation throughout, presenting an excellent opportunity for buyers to personalise and enhance the property to their own taste. Subject to the necessary planning permissions, this distinguished country home offers potential for extension and transformation into something truly spectacular.

Upon entering, the principal entrance opens into a spacious hallway, creating an inviting first impression. A central staircase leads to the first-floor landing, while doors provide access to the main reception areas. The expansive living room, bathed in natural light from dual-aspect windows, exudes both elegance and comfort. Adjacent, the formal dining room serves as an ideal setting for entertaining, seamlessly connected to the kitchen for convenience.

The kitchen is thoughtfully designed to balance practicality and charm, featuring generous counter space and a range of appliances to cater to enthusiastic cooks. An adjoining garden room provides a delightful space for morning coffee or informal dining, with picturesque views of the garden. The lounge, another refined reception area, extends into the conservatory—a tranquil retreat where one can unwind while appreciating the surrounding greenery.

Beyond the kitchen, a utility room offers additional functionality, serving as a dedicated space for laundry and household storage. A conveniently located cloakroom with WC adds practicality for guests. A study, positioned within an office conservatory off the garage, provides a quiet and productive workspace with a direct connection to the garden.

Upstairs, the galleried landing leads to four well-proportioned bedrooms. The principal bedroom serves as a luxurious retreat, complete with an en-suite bathroom for privacy and convenience. The remaining three bedrooms are generously sized, making them ideal for family members or guests. A well-appointed house bathroom, featuring a bath, shower, basin, and WC, serves the additional bedrooms.

The property is approached via a sweeping block-paved and gravelled driveway, leading to a large front garden that enjoys spectacular panoramic views, stretching from Whalley Nab to Longridge Fell. The front garden is predominantly laid to lawn, complemented by mature hedgerows, well-maintained borders, and a charming patio area. The driveway offers ample parking space and leads to the attached double garage. A gated pathway provides access to the rear of the property, where a substantial garden awaits. Enclosed by mature tree-lined borders, the rear garden enjoys stunning views beyond and features a well-maintained lawn, patio seating areas, and excellent potential for extension.

Braeside is nestled within a small cluster of three residential properties, just off Old Back Lane. The location is ideal for those wishing to enjoy the charm of the Ribble Valley, with the picturesque villages of Wiswell and Whalley within walking distance. Wiswell is highly sought-after due to its tranquil countryside setting while offering excellent transport links. The A59, M65, and M6 motorways are all within easy reach, as is Whalley train station, which provides direct services into Manchester city centre. The village is approximately a quarter of a mile from Whalley and three miles from the market town of Clitheroe, ensuring convenient access to local amenities.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC

## Council Tax

Band G.

## 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 Regulations

## Laundering

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).









Walthamstow  
Property & Land



Floorplan













