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property & land

Corn Mill Mews, Whalley, Ribble Valley
£295,000

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This modern townhouse, situated in a highly sought-after village centre location, offers beautifully appointed family living space across three floors. Nestled within the conservation area adjacent to Whalley's ancient Cistercian Abbey, this high-quality niche development of luxury townhouses, built circa 2003, enjoys a peaceful setting with stunning aspects. The property is in immaculate condition throughout, boasting modern kitchens and en-suites, as well as landscaped gardens. Combining easy access to village amenities with a rare sense of seclusion, early viewing is highly recommended to appreciate the exceptional qualities of this immaculate home.

The flexible layout comprises a hallway, an open-plan living/dining kitchen, a utility room, and a two-piece cloakroom. The first-floor landing leads to a spacious lounge, bedroom two, and a three-piece family bathroom. The second-floor landing provides access to the principal bedroom with a three-piece en-suite shower room, along with bedroom three, which is currently utilised as an office. The property also benefits from an enclosed rear garden and two allocated parking spaces.

Constructed by Crosby Homes, this superb end-of-row townhouse is located in a prime residential area in the heart of Whalley Village, offering excellent amenities. With picturesque river walks and rich history on the doorstep, its charming setting near Whalley Abbey and the River Calder is sure to impress.

Internally, the property welcomes you with a wide entrance hall featuring a staircase to the first floor and access to the open-plan kitchen/dining/living area. The living/dining kitchen, a standout feature, was fitted in 2016 and boasts a range of base and eye-level units, Quartz worktops, and a breakfast bar. High-spec Neff integrated appliances include a double oven with a plate warming drawer, a four-ring gas hob with an extractor, a dishwasher, and a fridge/freezer. There is ample space for living furniture overlooking the front of the development, while French doors open onto the secluded rear garden. Adjacent to the kitchen, the utility room is equipped with base units, an inset sink, plumbing for a washing machine, space for a dryer, and houses the wall-mounted Worcester Bosch combination boiler.

On the first floor, a small landing area provides access to the spacious lounge, the family bathroom, and bedroom two. The lounge enjoys dual-aspect windows with views towards the beautiful St Mary's & All Saints Church and offers ample space for living furniture. Bedroom two, a comfortable double at the front of the property, features a good range of fitted wardrobes and benefits from the three-piece family bathroom, which includes a panelled bath with an overhead mains mixer shower attachment, a WC, and a vanity wash basin.

A staircase from the landing leads to the second floor, which houses two further bedrooms, including the principal suite with a beautifully finished en-suite. Mirroring the lounge in size, the principal bedroom is a spacious double with fitted wardrobes and an en-suite, refurbished in 2024. This stylish space features tiled floors and walls, a walk-in mains mixer shower, a dual-flush WC, and a wall-mounted wash basin with vanity storage below. Bedroom three, another generous double, is currently used as an office/study and is fitted with a bespoke range of storage solutions, a desk area, and built-in bookshelves.

Outside, the rear garden is designed for easy maintenance, featuring a gravelled and paved seating area, low-walled planting beds, paved pathways, a timber storage shed, and access to the rear alleyway. The property also benefits from two allocated parking spaces.

We strongly recommend an early viewing to fully appreciate this executive family home, situated in a charming and historic village location.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 997 years remaining on the lease - ground rent £200 per annum.

Energy Performance Rating

TBC.

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 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 (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.

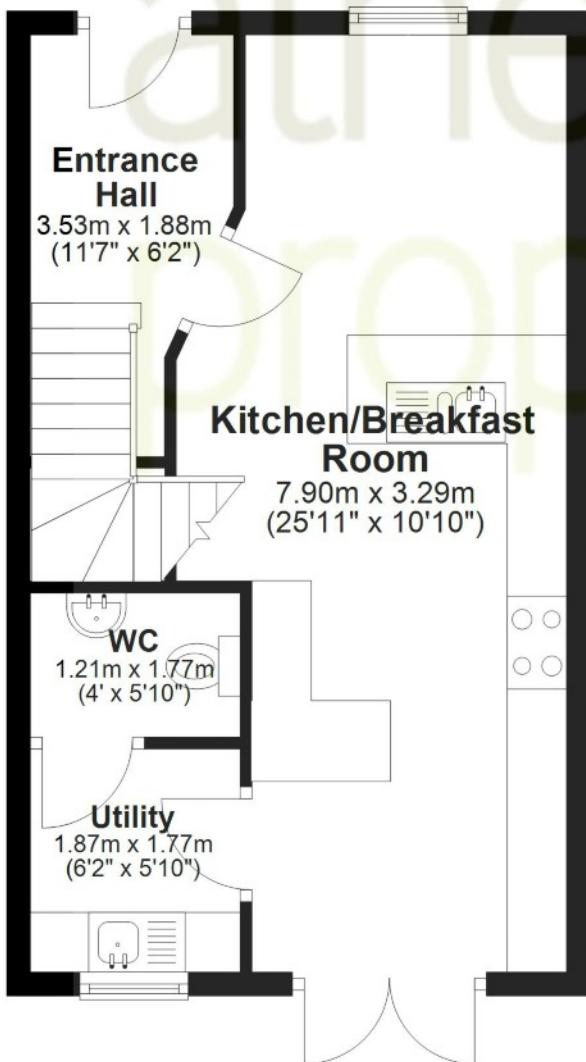
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





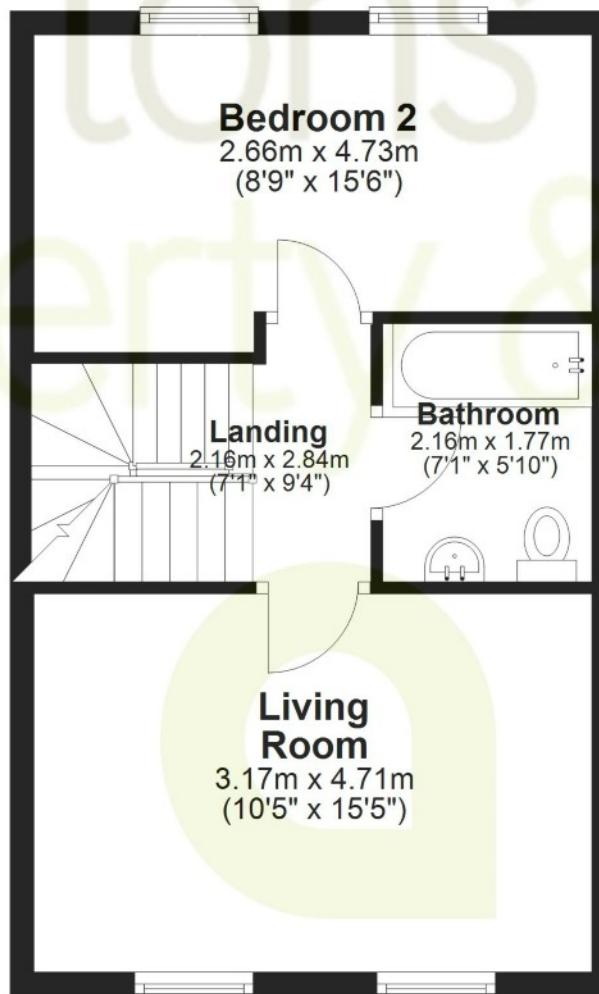
Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



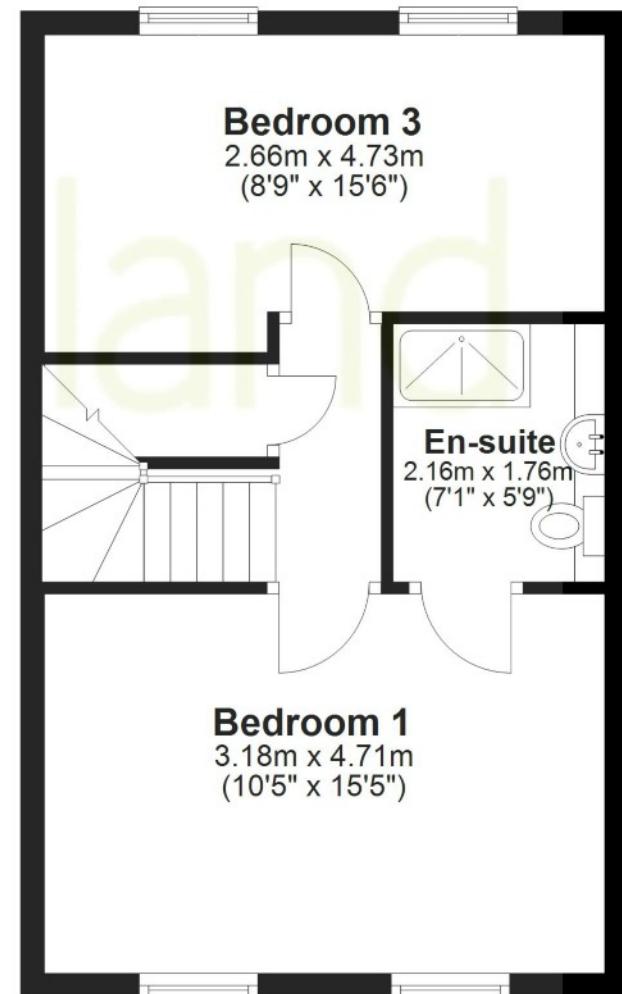
First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Second Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)





