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Rodhill, 10 Clitheroe Road, Whalley, Ribble Valley
£350,000



Situated in the heart of Whalley, this charming Victorian stone terrace presents a rare opportunity for those seeking a characterful home with boundless potential. Retaining a wealth of period features, this three-bedroom property requires full renovation yet offers an exciting canvas for transformation. With a garden-fronted aspect, a private rear courtyard, and the added benefit of a detached garage—offering further scope to create additional garden space or parking—this home blends heritage appeal with practical living. Boasting high ceilings, spacious accommodation, decorative ceiling and wall coving, large bay windows, private aspects, and exceptional potential to create a stunning period property, early viewing is highly recommended to appreciate all that this home has to offer.

Situated within one of Whalley's most picturesque locations, the property enjoys the village's rich history, from its medieval abbey to its quaint cobbled streets. With a vibrant mix of boutique shops, fine dining, and inviting cafés, Whalley offers the perfect balance of countryside tranquillity and modern convenience. Excellent transport links and proximity to outstanding schools further enhance its desirability, making it an ideal choice for families and professionals alike.

Internally, you are greeted by a wide timber door leading into a small entrance vestibule, which opens into a welcoming hallway adorned with original features. This space provides access to the generously proportioned ground-floor living areas. The principal lounge, with its expansive bay window, bathes the room in natural light while framing delightful views of the front garden. A striking fireplace serves as the focal point, adding both warmth and character. The second reception room is equally inviting, offering versatility as a formal dining area, family room, or home office. Retaining its own feature fireplace and benefiting from under-stairs storage, this space is both functional and full of potential for further expansion into the kitchen or sunroom.

The kitchen, positioned at the rear, provides ample scope for modernisation. With a well-proportioned layout, it leads seamlessly into a bright and airy sunroom—an ideal spot for informal dining or relaxing while enjoying views of the courtyard garden. Additional ground-floor features include a useful larder room off the kitchen, along with an externally accessed store and WC, adding further potential for expanding the kitchen area.

Ascending to the first floor, the property offers three well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes housing a recently installed Worcester Bosch combination boiler, maximising storage while maintaining a sleek aesthetic. A further double bedroom and a comfortable single bedroom provide flexibility for family living or home-working arrangements. The three-piece family bathroom serves these spaces and offers the potential to be transformed into a luxurious retreat. The large landing, featuring a storage cupboard, is ideally positioned to accommodate a second staircase, leading to what could become a magnificent second-floor bedroom.

Externally, the home continues to impress. A low stone wall and neat front garden create an inviting approach, while the rear courtyard provides a private, low-maintenance outdoor space. Beyond, the driveway leads to a detached single garage with a corrugated tin roof, ensuring secure off-road parking or potential for a workshop area. Perhaps the most captivating aspect of this property is its setting—offering stunning views towards Whalley Nab, where rolling hills and open skies create an ever-changing and picturesque backdrop.

Offering immense potential in an unrivalled location, this home invites vision and creativity, presenting a rare chance to breathe new life into a period gem. Whether restoring its historic charm or re-imagining it with contemporary flair, this is an opportunity not to be missed.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (64).

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 Regulations

Laundering

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).





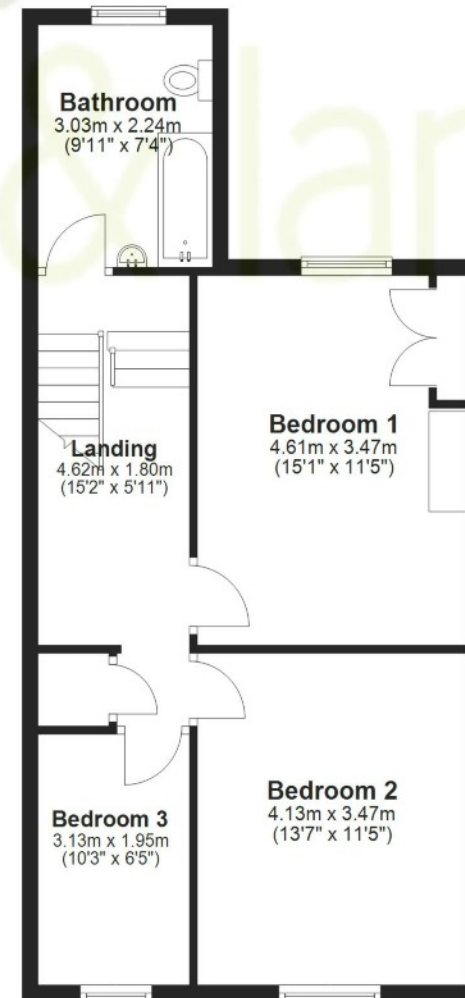
Ground Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



Total area: approx. 124.5 sq. metres (1339.6 sq. feet)





