



Situated amidst rolling countryside and enjoying sweeping, uninterrupted southerly views, this exquisite semi-detached former gamekeeper's cottage, believed to date back to the late 18th century, offers a rare opportunity to acquire a characterful and versatile residence of remarkable stature. Thoughtfully extended and tastefully maintained, the property now encompasses a substantial annexe above a generous double-bay garage, providing an ideal solution for multi-generational living or private guest accommodation.

Set in an elevated position that commands panoramic vistas over open farmland towards the River Ribble and beyond, this charming period home beautifully balances heritage detail with contemporary living. Internally, the main house boasts three well-proportioned double bedrooms, three reception rooms, a sunroom, and a family bathroom, while the annexe provides independent living with two bedrooms, a full kitchen, a stylish three-piece shower suite, and an open-plan, split-level living and dining space.

A solid timber door opens into the inviting entrance hallway, complete with a built-in corner storage unit and a neatly appointed cloakroom with WC and wash basin. Flowing naturally from the hallway is a formal dining area with a decorative stone fireplace, bathed in natural light, connecting seamlessly through an open archway to a warm, homely lounge. Here, a multi-fuel stove rests upon a stone hearth, framed by a traditional timber surround, evoking a sense of countryside comfort and relaxation while taking advantage of the stunning views over the rear garden.

The 'Shaker'-style kitchen is well-appointed and in keeping with the cottage's aesthetic. Thoughtfully arranged with an extensive selection of base and eye-level cabinetry, it further includes a central island with quartz work surfaces, a Rangemaster gas and electric hob cooker with a four-drawer oven below, a classic Belfast sink with brushed brass fittings, tiled flooring, space for a fridge freezer, and a boiler cupboard. Adjoining the kitchen is the delightful sitting room with an exposed stone feature wall, French doors leading into the sunroom, and a gas fire set in a cast-iron insert with a timber surround—perfect for quiet evenings or entertaining. French doors from the adjacent sunroom open directly onto the garden, inviting a seamless indoor-outdoor lifestyle and offering some of the finest views the Ribble Valley has to offer.

An open-tread staircase ascends to the first floor, where three double bedrooms await. The principal suite features a private three-piece en-suite shower room, while the remaining bedrooms enjoy fitted wardrobes and leafy views. The family bathroom is traditionally styled and comprises a panelled bath with shower over, a pedestal wash basin, and a low-flush WC.

Externally, the rear garden is a sun-filled sanctuary—meticulously landscaped with lush lawns, stone-paved seating areas, mature borders, and a charming stone-chipped path meandering through herbaceous planting. The garage, positioned beneath the annexe, benefits from dual electric roller doors, accommodating up to three vehicles with ample space for storage or workshop use. To the rear, a separate utility outbuilding provides plumbing for laundry facilities and houses the annexe boiler.

The annexe, located above the garage and accessed independently, is a bright and beautifully arranged retreat in its own right. A split-level living-dining space offers flexibility, while the kitchen is fully fitted with an electric hob and oven, worktops, and space for white goods. Two well-appointed double bedrooms with Velux skylights and a modern three-piece shower room complete this highly desirable, self-contained accommodation—perfect for visiting family or as a potential holiday let.

Situated on the outskirts of Ribchester, this property enjoys a peaceful yet well-connected location, with local amenities, reputable schools, and scenic countryside walks on the doorstep. Offering exceptional potential, this charming home is an exciting prospect for those looking to create a bespoke family residence in an enviable setting.

Services

Mains water, mains electricity, Oil fired central heating, drainage to septic tank, Solar Panelling 12 years credits remaining (vendor has received £2700 circa back from the grid in the last 12 months).

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (40).

Council Tax

Band E.

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 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.

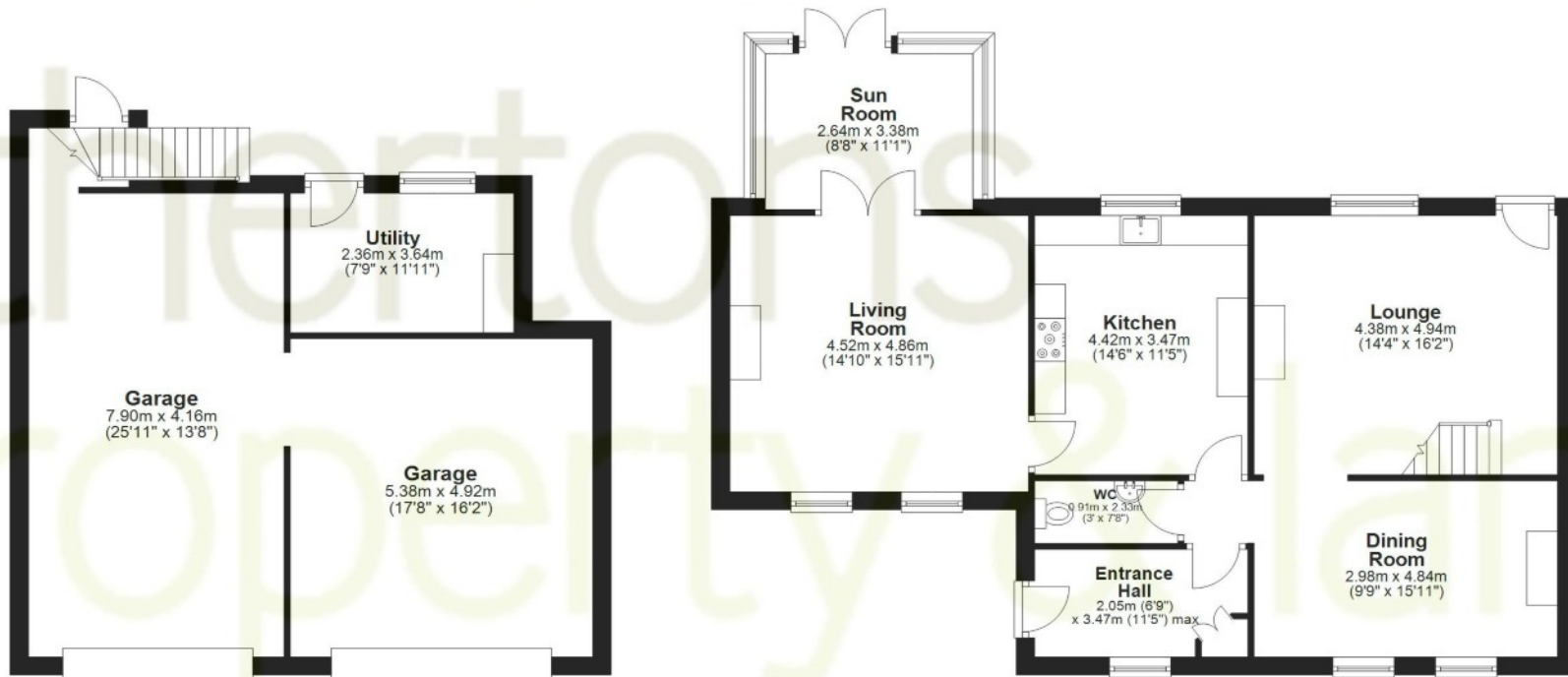
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Main area: approx. 104.9 sq. metres (1129.1 sq. feet)
Plus garages, approx. 59.9 sq. metres (644.6 sq. feet)



First Floor

Main area: approx. 65.1 sq. metres (701.1 sq. feet)
Plus annex, approx. 66.0 sq. metres (710.6 sq. feet)



Main area: Approx. 170.0 sq. metres (1830.3 sq. feet)

Plus garages, approx. 59.9 sq. metres (644.6 sq. feet)
Plus annex, approx. 66.0 sq. metres (710.6 sq. feet)





