



A beautifully appointed and deceptively spacious detached true bungalow, occupying an impressive corner plot within a highly desirable residential development in the charming Ribble Valley village of Langho. This exceptional home offers an abundance of versatile living space, expansive wraparound gardens, and a substantial detached double garage—ideal for those seeking both style and practicality in equal measure.

Impeccably maintained by its current owners, this delightful residence is perfectly suited to small families, downsizers, or those looking for single-level living without compromise. Boasting two generously proportioned bedrooms, contemporary open-plan living, and future potential to extend into the attic, this is a rare opportunity to acquire a home of such calibre in this sought-after location. Positioned conveniently close to local schools, village amenities, and excellent transport links to Clitheroe, Blackburn, and Preston, this home is not to be missed.

Approached via a smartly block-paved driveway, offering ample off-road parking for multiple vehicles, including space for a motorhome or caravan, the front garden is attractively landscaped with decorative stone chippings, established borders, and a sense of privacy. The entrance is via a modern UPVC door leading into a welcoming hallway that sets the tone for the stylish interiors throughout.

Internally, you are greeted by a bright entrance hall with storage cupboard, open access into the snug and access into the spacious living room bathed in natural light from a large double-glazed window. This elegant space is enhanced by a gas fireplace with a limestone-effect surround and granite hearth, creating a warm and inviting atmosphere. Adjoining the lounge is a dedicated snug or previous third bedroom, featuring hardwood flooring and a tranquil aspect—ideal for home working or guest accommodation.

An inner hallway provides access to the principal bedrooms and the expansive open-plan kitchen and dining area, perfect for modern family living and entertaining. This beautifully designed kitchen is fitted with a stylish range of wood-effect cabinetry, quartz-effect surfaces, and contemporary tiled splashbacks. Integrated appliances include an electric oven, combination microwave, four-ring induction hob with extractor, and a dishwasher, composite sink with a mixer tap and ample space for a dining table, while sliding patio doors and a separate rear door open seamlessly onto the garden beyond.

The bathroom has been thoughtfully renovated to offer a luxurious and contemporary feel. Comprising a sleek three-piece suite, it features a panelled bath with direct-feed shower and mixer tap, a wall-mounted basin with chrome mixer, and a dual flush WC, tiled elevations, under-floor heating and spotlights.

The principal bedroom is generously proportioned and fitted with wardrobes, while the second bedroom, also a spacious double, enjoys a bright dual aspect and attractive flooring. Both rooms enjoy a peaceful outlook over the private front and rear gardens.

Externally, the property truly excels. A fully enclosed and exceptionally private rear garden wraps around the home, offering multiple retreats for relaxation and outdoor living. Immaculately maintained, the garden features well-tended lawns, mature planting, a large paved seating area, stone-chipped beds, and a charming summer house—perfect for enjoying long summer evenings. Gated access leads to a substantial detached double garage, which is divided into two sections, both fully powered and offering incredible flexibility for use as workshops, storage, or additional utility space. One side includes plumbing for a washer and dryer, as well as a composite sink and water supply.

Langho remains one of the Ribble Valley's most sought-after villages, renowned for its welcoming community, excellent local schooling, and picturesque surroundings. With strong transport connections, including nearby bus routes and access to the Ribble Valley line via Langho and Wilpshire train stations, the property offers both serenity and convenience in equal measure.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold (999 year lease starting from April 1962). £10 per annum ground rent.

Energy Performance Rating

D (67).

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 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.

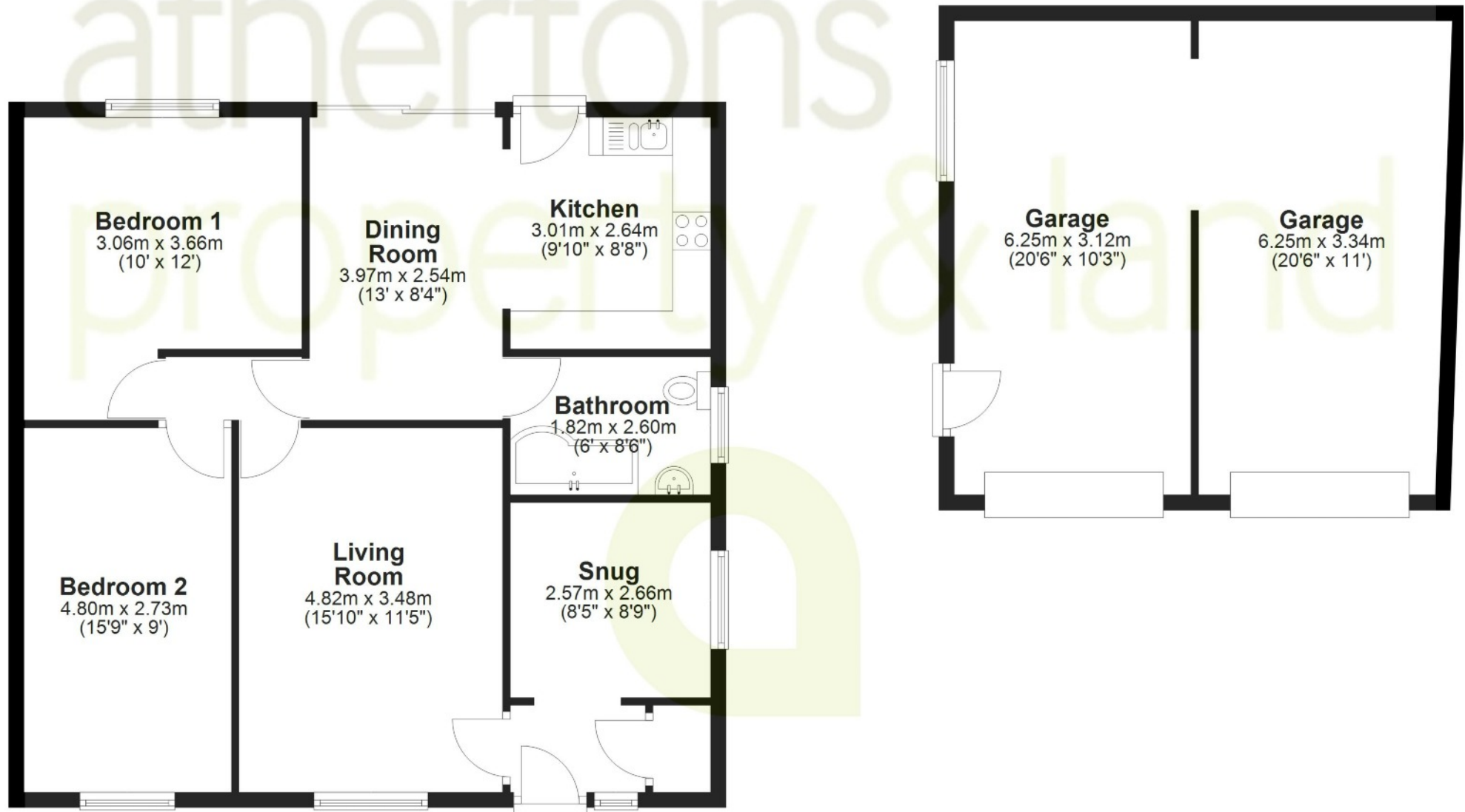
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Approx. 120.7 sq. metres (1298.7 sq. feet)



Total area: approx. 120.7 sq. metres (1298.7 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent