



Lovingly owned by the same family since 1962, this stunning four-bedroom cottage holds a rich history and unique character. In later years, the family purchased the adjoining house and cleverly combined the two to create one generously proportioned, four-bedroom mid-terraced home. This thoughtful expansion has resulted in ample living space and offers fantastic scope for modernisation and reconfiguring to suit a variety of lifestyles and design preferences.

Set in a spacious plot within the picturesque and sought-after York Village, this immaculately presented and thoughtfully updated home offers a rare opportunity to acquire a characterful residence in an enviable location. Boasting stunning open views, off-road parking for one vehicle, and a detached single garage to the rear, this property is perfect for those seeking a peaceful retreat with excellent local amenities close by.

Internally, the property is beautifully arranged across three levels, providing a versatile and generous layout that caters to modern family living while retaining its distinctive charm.

Upon entering the home, the ground floor welcomes you with a warm and inviting layout comprising a lounge/dining room with a feature brick-built open fireplace and windows offering views to the front. Adjacent lies a larger second reception room, currently used as a living room and enjoys an ornate slate and cast iron open fireplace.

The country-style kitchen is well-equipped with ample base and eye-level cabinetry, generous worktop space, breakfast bar seating, a range of integrated appliances, a staircase to the first floor, access to the lower level staircase, a pantry cupboard, and dual windows framing spectacular countryside views. An inner hallway leads to a three-piece bathroom and a small separate room hosting a shower cubicle.

To the first floor, four well-proportioned bedrooms, an inner hallway, and a separate WC radiate from a central landing. The principal bedroom is a spacious retreat with excellent natural light, while the second and third bedrooms are both generously sized doubles with bedroom three hosting a floor to ceiling window taking in the spectacular open views. A fourth bedroom, ideal as a study or nursery, offers additional flexibility and the potential to create an en-suite and family bathroom on this floor.

The basement level further extends the scope for living space, featuring a reception room with potential as a home office, garden room, cinema room, or gym. A secondary lower level reception room and two additional store rooms provide outstanding storage and utility space, with external access to the rear garden.

Externally, the property's extensive gardens are a true highlight. To the rear, the property boasts patio and lawned areas taking in the spectacular views across the Ribble Valley. Stone steps lead down to the detached single garage, which has been recently re-roofed and re-wired, and a private driveway with parking for one car.

Situated in the charming village of Langho, with breathtaking open views, this property enjoys the peace of rural living while being within easy reach of local amenities and key transport links. The nearby market town of Clitheroe offers an excellent range of shops, cafés, bars, and supermarkets, along with the popular Bowland Brewery leisure complex. The area is home to a number of highly regarded pubs and restaurants, many set within the beautiful Trough of Bowland AONB.

Langho is ideally positioned for commuting to East Lancashire, Manchester, and Yorkshire, with convenient access to the northern motorway network and rail connections. Approximate travel distances include: Blackburn (7 miles), Preston (13.5 miles), Manchester (33 miles), and the Lake District (60 miles). Manchester and Leeds Bradford airports are also within easy reach. The Ribble Valley is highly regarded for its rural charm, café culture, and strong community spirit—making it a truly desirable place to live. The area is also known for its excellent schooling options, with a mix of highly rated state and independent schools, including Stonyhurst College, Oakhill School, and Moorland School.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

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).





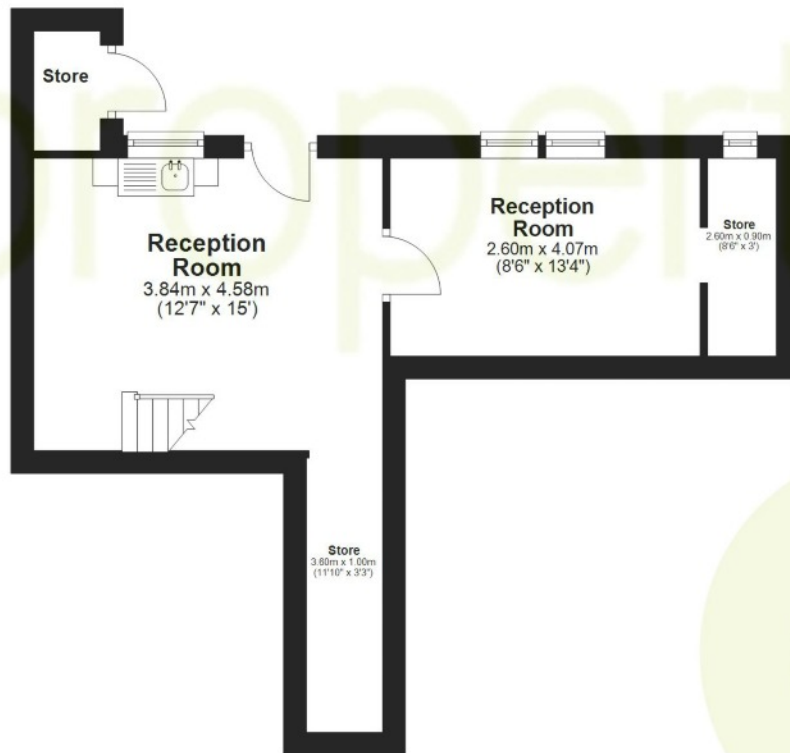
Ground Floor

Approx. 63.7 sq. metres (685.7 sq. feet)



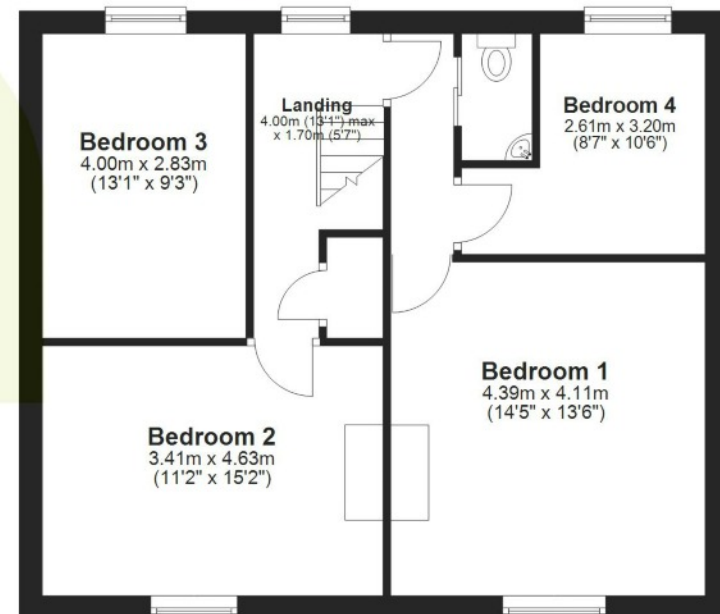
Basement

Approx. 36.2 sq. metres (389.6 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 165.4 sq. metres (1779.9 sq. feet)





