



A charming and characterful detached stone residence, beautifully positioned within an expansive and mature garden plot extending to approximately 0.75 acres. Nestled in the tranquil and highly sought-after outskirts of Langho Village in the Ribble Valley, this distinguished property enjoys breathtaking panoramic views across open countryside towards Longridge Fell. Constructed predominantly from traditional stone beneath a slate roof, the home has been partially refurbished and reconfigured by its current owners, and now offers a remarkable opportunity to further enhance, extend, and refine—creating a truly bespoke family home in one of the region's most desirable rural settings. Although the property is connected to a mains water supply, the property experiences low pressure which and would benefit from the installation of either a new mains supply or a borehole within the property grounds. Septic tank does not comply with current regulations so requires replacement.

Privately set back from the lane, the property is approached via a sweeping driveway that meanders through well-established gardens and leads to an integral garage with electric door and ample parking provision. The generous plot surrounds the property, offering substantial space and privacy, with verdant lawns, mature specimen trees, and well-stocked borders that combine to create a haven of peace and seclusion.

Upon entering, a welcoming front porch opens into the principal sitting room—an inviting space exuding rustic charm and warmth. A striking central stone fireplace with stone hearth and lintel serves as the focal point, while patio doors offer a seamless connection to the rear conservatory, allowing natural light to flood in and providing uninterrupted views across the gardens and surrounding agricultural land. Open-plan to the sitting room, the formal dining area maintains the home's sense of character, with exposed timber ceiling beams and an additional set of patio doors opening onto the side garden—ideal for al fresco dining and entertaining.

The rear conservatory spans the full width of the home's garden elevation, bathed in light from its extensive glazing and offering idyllic views of the surrounding landscape. Patio doors lead directly to a rear stone terrace, providing an ideal setting to relax and enjoy the tranquil rural outlook.

The kitchen, with windows to both the front and rear, features a range of base and wall-mounted units, complete with integrated sink, electric oven, hob, and extractor. A door from the kitchen offers direct access into the attached garage, which presents excellent potential for conversion into additional living accommodation, subject to the necessary consents. The garage also includes a rear personnel door and is complemented by an adjoining side storage area with external access, offering practical and discreet storage solutions for both household and garden needs.

Ascending to the first floor, a small landing leads to bedroom three and the recently refurbished family shower room—stylishly finished with tiled walls and flooring, a mains-fed corner shower, a contemporary vanity unit, and a dual-flush WC. An L-shaped inner landing provides access to two further generously sized double bedrooms and office, each enjoying spectacular rear-facing views across rolling countryside. The office is a particular highlight, featuring a vaulted ceiling and exposed King Post truss. With additional insulation to meet fire regulations, it could easily be converted into a bedroom.

Externally, the grounds at Monks Barton are simply exquisite. Encircling the home on all sides, the gardens are laid mainly to lawn and interspersed with mature trees, flowering shrubs, and established borders, creating a private and peaceful outdoor environment. A timber garden shed and additional lean-to storage area offer ample space for tools and equipment, with scope for further landscaping or development, subject to individual preference.

Situated in a stunning semi-rural location, Monks Barton offers the perfect balance between countryside tranquillity and convenient access. Just moments from the amenities of Langho village, including its well-regarded primary school and rail links, and within easy reach of Clitheroe, Preston, and the wider North West via the A59 and M6 motorway, this exceptional property represents a rare opportunity to acquire a characterful rural residence with outstanding potential in the heart of the Ribble Valley.

Services

Mains water - requires renewal or replacement, mains electricity, drainage to septic tank (doesn't meet current regulations), gas fired central heating.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (42).

Council Tax

Band F.

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.

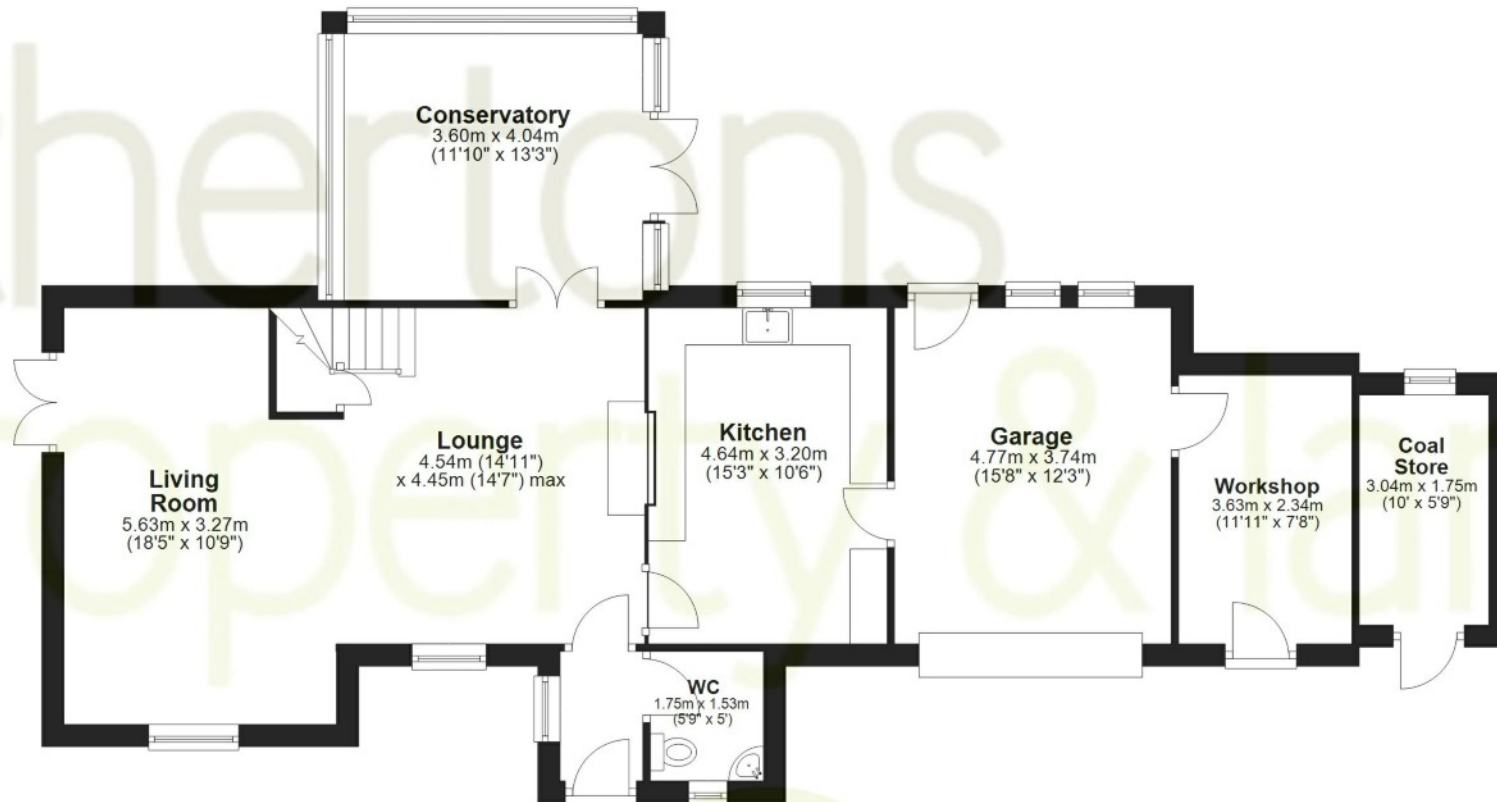
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 107.4 sq. metres (1156.1 sq. feet)



First Floor

Approx. 76.9 sq. metres (827.8 sq. feet)



Total area: approx. 184.3 sq. metres (1983.9 sq. feet)





