



Beautifully positioned on a generous corner plot with spectacular rear views, this immaculate and deceptively spacious two/three-bedroom detached bungalow offers exceptional single-storey living within the exclusive gated development of Brockhall Village in Old Langho. Overlooking open countryside and nestled in the heart of the Ribble Valley, this stylish home has been thoughtfully enhanced to maximise both interior space and lifestyle flexibility. The former integral garage was converted in 2013 to provide a versatile third bedroom or home office, with a separate utility room to the rear.

Approached via a block-paved private driveway with parking for multiple vehicles, the property enjoys meticulously maintained wrap-around gardens, offering a superb combination of lawned areas, paving, and tranquil spots to relax and take in the rural views.

Internally, you are welcomed by a generously sized central entrance hall with a large storage/cloaks cupboard. French doors lead into a bright and spacious dining lounge featuring a central fireplace with inset gas fire, marble hearth, timber surround, ceiling coving, and further French doors opening into a glazed conservatory—perfect for enjoying the stunning outlook from Whalley Nab to Pendle Hill. Adjoining the lounge is a well-proportioned dining room with access to the kitchen.

The kitchen is well-appointed with a comprehensive range of wall and base units, complementary worktops, and integrated appliances including an oven, combi microwave, gas hob, extractor, and fridge-freezer. There is also plumbing for a washing machine and side access onto the large patio area.

The principal bedroom is a spacious and peaceful retreat at the front of the property, benefiting from fitted wardrobes and private outlooks. It is served by a modern three-piece en-suite shower room with a thermostatic shower cubicle, pedestal wash basin, low-level WC and porcelain tiled walls. The second bedroom, also a generous double, is accessed from the central hall and offers fitted wardrobes and ample storage. Adjoining is a stylish three-piece house shower room echoing the en-suite in both design and quality.

The entrance hall also gives way to a large third bedroom or office—formerly the garage—with a spacious utility room off. The utility features base-level units, plumbing, external access, and houses the combination boiler. This area could easily be converted into a large double bedroom with en-suite, should the buyer prefer.

Externally, the property's corner plot allows for extensive, private gardens wrapping around the home. The south-east facing rear garden features sweeping lawns, a large paved patio, and breathtaking panoramic views—ideal for entertaining or enjoying peaceful evenings outdoors. To the front, the property is set behind a well-tended lawn with neat borders and a long block-paved driveway accommodating multiple vehicles.

Brockhall Village offers a unique, secure community atmosphere, set within the landscaped grounds of the Blackburn Rovers training complex, which is still partially in use by the club. Behind gated access with 24-hour security, the village combines stylish modern homes with a peaceful, semi-rural setting in the heart of the Ribble Valley.

Residents enjoy direct access to scenic countryside walks, including riverside paths along the River Ribble, trails through nearby woodlands, and elevated routes up to Whalley Nab and Pendle Hill, offering truly panoramic views. Just minutes away, the historic village of Whalley provides boutique shops, artisan cafés, and the serene ruins of Whalley Abbey.

With excellent schools close by and superb transport links to Clitheroe, Blackburn, Preston, and Manchester, Brockhall Village offers the ideal balance of countryside charm and modern connectivity.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Annual service charge of £552.

Energy Performance Rating

TBC.

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

Athertons Website

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Ground Floor

Approx. 145.3 sq. metres (1563.9 sq. feet)



Total area: approx. 145.3 sq. metres (1563.9 sq. feet)





