





Following a complete renovation by its current owners, this spectacular extended family home is offered to the market with no onward chain. Enjoying an elevated position with breathtaking open views to the rear, the property has undergone an extensive refurbishment, making it truly move-in ready.

The transformation includes a newly constructed double-storey side extension and a single-storey kitchen extension to the rear, featuring new uPVC double-glazed windows and bi-folding doors, beautifully finished interiors, two new bathrooms, an external K Rend finish, a recently laid tarmac gated driveway, and landscaped gardens. Every detail has been meticulously designed to create a stunning contemporary home. Light, spacious, and full of character, the ground floor comprises an entrance porch, living room, office, open-plan kitchen/dining/lounge area, snug/playroom, WC, utility room, and integral garage. On the first floor, there is a landing, principal bedroom with dressing area and en-suite, two double bedrooms, a family bathroom, and a single bedroom.

Upon entering, a bright entrance porch with a new uPVC double-glazed door leads into the main lounge, which boasts a full-length media wall, accommodating a large television and alcove shelving. The entire ground floor features beautiful oak-effect laminate click flooring, adding warmth and style. Off the lounge is a dedicated office space with a fitted desk and ample room for cloaks and boots. Sliding timber and glazed doors open into the stunning open-plan kitchen/dining/lounge area—the true heart of the home.

The contemporary kitchen features a range of base and eye-level units with complementary worktops, a large central island with breakfast bar seating, and integrated Neff appliances, including an electric oven, combi microwave oven, five-ring induction hob, dual bowl sink with drainer and instant hot water tap, integrated fridge/freezer, dishwasher, and ceiling-mounted extractor fan.

Flowing seamlessly in an expansive L-shape, the space accommodates a dining area, a snug with ample room for lounge furniture, and a staircase leading to the first floor, with discreet storage solutions. Impressive 6m bi-folding doors open onto a stunning rear vista, offering uninterrupted countryside views. Adjacent to the kitchen is a spacious snug, which could double as a ground-floor bedroom, with a two-piece WC nearby. A two-step staircase leads to the utility area, which features base units, plumbing for a washer and dryer, a boiler cupboard housing the new combination boiler, and an integral door into the garage, which has a manual up-and-over door leading to the front driveway.

On the first floor, a small landing leads to four generously sized bedrooms, a family bathroom, and the principal suite with a dressing area and en-suite. Bedrooms two and three are comfortable double rooms, with bedroom two benefiting from the spectacular countryside views to the rear. Bedrooms one and three share the same aspect, while bedroom four offers versatility as a child's bedroom or office space. The family bathroom is elegantly designed with a panelled bath, rainfall shower with screen, wall-mounted dual flush WC, tiled floors, heated towel rail, and a stylish vanity wash basin. The principal bedroom is a showstopper, featuring panelled walling, breathtaking rear views, an open dressing area with fitted drawers and rails, and a luxurious three-piece en-suite with a walk-in rainfall shower, tiled floors and walls, dual flush WC, vanity wash basin, and a heated towel rail.

The tarmac gated front driveway provides parking for up to five cars, with a wide single driveway leading to the integral garage. Planted borders and newly installed fencing create a stylish frontage, with ceramic stone steps leading down to the entrance. The rear garden offers breathtaking views towards Pendle Hill and beyond, featuring a ceramic stone patio that sweeps around the garden to a composite decked seating area overlooking the adjoining fields. A small lawned area with barked and planted borders completes the space.

Situated in the heart of Lancashire's Ribble Valley, Read is a charming village offering a perfect blend of history, community, and convenience. Just 5 miles from Burnley and 2 miles from Whalley, it enjoys excellent transport links via the A671 and M65, with Manchester only 26 miles away. The village features a local store, delicatessen, and St. John's C of E Primary School, with top secondary schools like Clitheroe Royal Grammar and Stonyhurst College nearby. Whalley and Wiswell, both under 10 minutes away, boast boutique shops, acclaimed restaurants, and leisure amenities, while Clitheroe offers further shopping, dining, and direct trains to Manchester Victoria.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 years from 1st November 1932 subject to a ground rent of £4.75p per annum.

## Energy Performance Rating

TBC.

## 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).

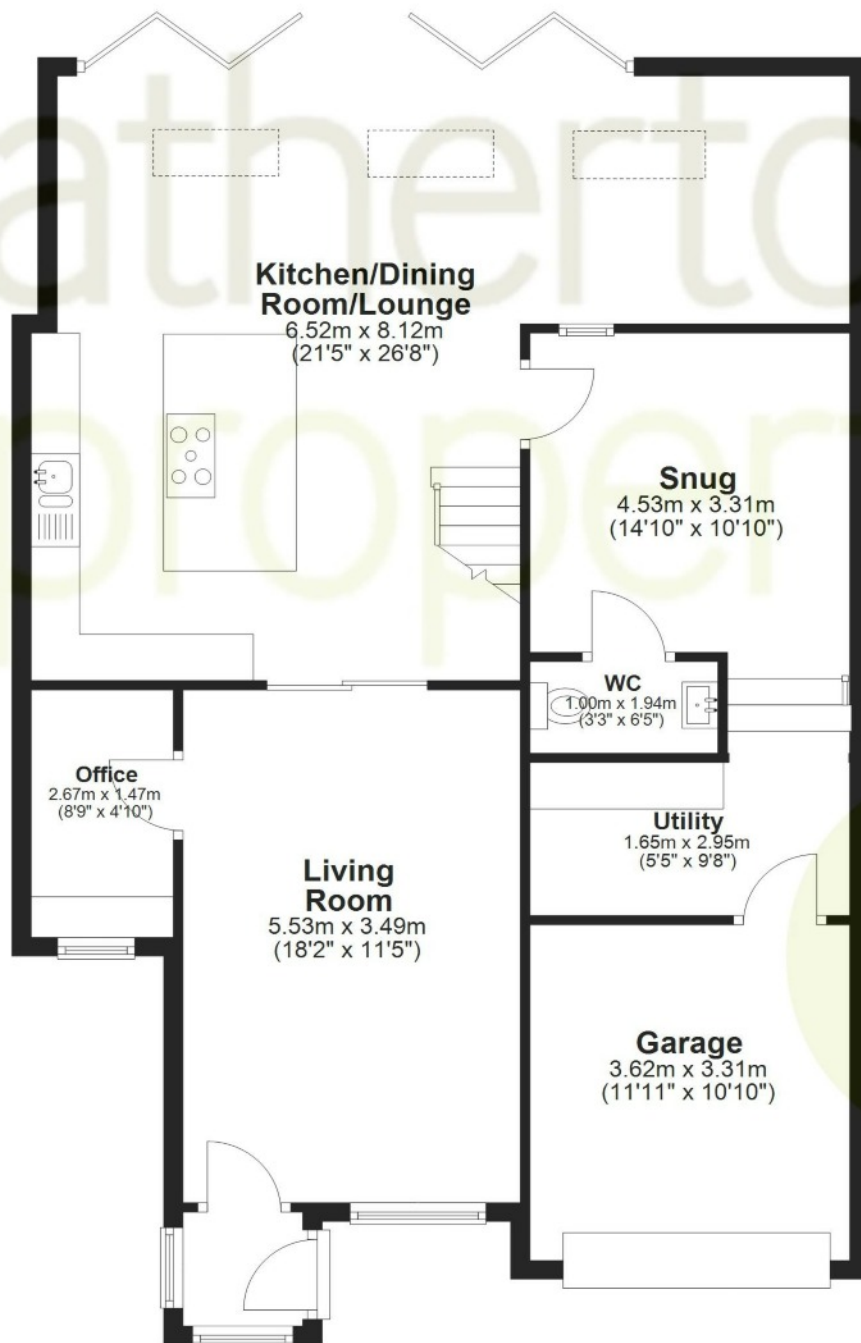






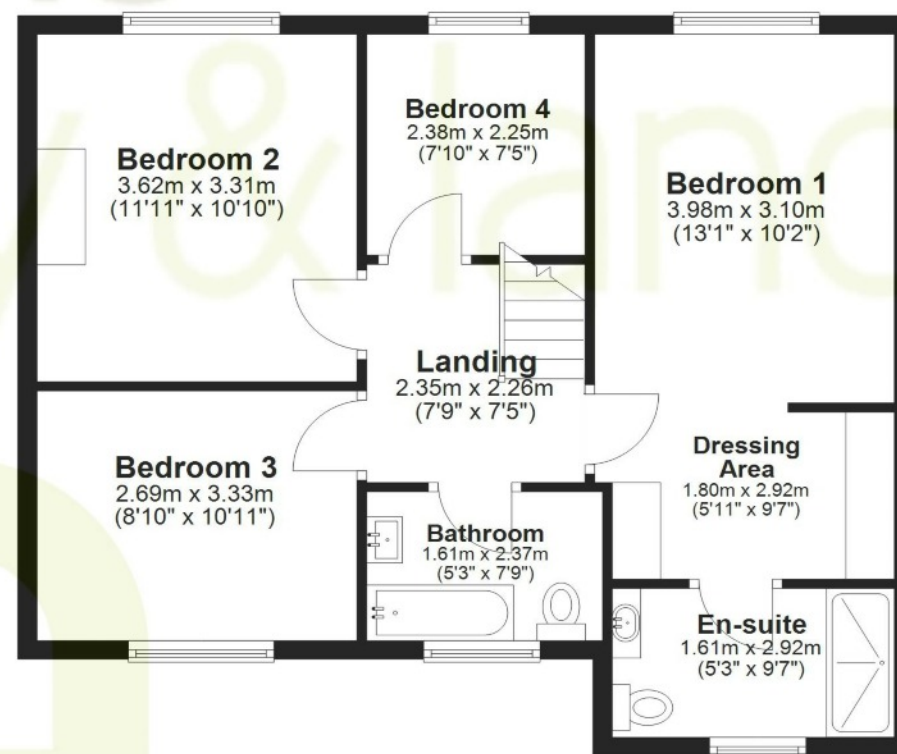
## Ground Floor

Approx. 100.6 sq. metres (1082.5 sq. feet)



## First Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 161.1 sq. metres (1734.2 sq. feet)











