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Somerset Avenue, Wilpshire, Ribble Valley BB1  
£675,000





An impressive and extended 1920s five-bedroom detached residence, located in a highly desirable residential area of Wilpshire. Set within a substantial gated plot with beautifully maintained wraparound gardens—including a generous and exceptionally private rear garden screened by mature hedgerows—the property is presented to a high standard. It features a contemporary kitchen/diner, two modern bathrooms, five double bedrooms (with scope to reconfigure or extend further), and four versatile reception rooms on the ground floor. Lovingly maintained and sympathetically refurbished over many years by the current owners, this charming home is perfectly suited to a wide range of buyers looking to settle into their forever family home in a tranquil and prestigious setting.

Internally, the home showcases a wealth of period detail, including decorative ceiling coving, panelled walls, and feature fireplaces, complemented by generously proportioned rooms and a well-considered layout. Externally, the property provides secure off-road parking for multiple vehicles via gated access, as well as an expansive single garage offering potential for conversion into additional accommodation or an annexe (subject to planning consent). The substantial rear lawned garden enjoys a peaceful and secluded aspect—perfect for family living and outdoor entertaining. Early viewing is strongly recommended to fully appreciate the scale, quality, and character this remarkable home has to offer.

This exceptional property offers over 3,100 sq. ft. of well-designed living space, seamlessly combining elegant proportions with practical family living. Upon entering, a welcoming vestibule leads into a grand entrance hall with panelled walls and a central brass fireplace featuring embedded Lancashire Roses, immediately conveying the home's character and scale. To the front, a bright bay-fronted sitting room provides a calm retreat with an inset gas fireplace and marble surround, while a larger rear-facing lounge benefits from a large box bay window overlooking the garden and an inset electric fireplace.

From the entrance hall, French doors open into the expansive open-plan snug/kitchen/diner—the true heart of the home—offering a stylish, functional space for both everyday living and entertaining, with direct access to the garden, creating a seamless connection with the outdoors. The kitchen area boasts a large range of base and eye-level units in a Shaker-style design, with a range of integrated appliances and breakfast bar seating.

A practical utility room and ground-floor WC adjoin the kitchen, while a separate front-facing office provides an excellent space for working from home. This room could potentially be converted into an additional ground-floor bedroom, with the WC adapted into an en-suite bathroom, subject to the needs of prospective buyers.

The first floor offers five well-proportioned double bedrooms arranged around a spacious central landing. The principal suite includes a large bedroom, walk-in wardrobe, and contemporary three-piece en-suite shower room with tiled flooring, a Velux skylight, and cubicle mains shower. Bedrooms two and three are generous doubles, while bedrooms four and five are equally well-sized—perfect for guests or growing families. A stylish family bathroom serves the remaining bedrooms and features a panelled bath, separate shower, pedestal wash basin, and dual-flush WC. Part-boarded loft storage, additional eaves storage, and loft access provide further convenience.

Outside, the property offers ample secure parking behind private gates, along with a generously sized garage that could easily be adapted into additional living space or an annexe, subject to the relevant planning permissions. The expansive rear garden is mainly laid to lawn, with multiple patio areas for outdoor dining and entertaining. It enjoys a wonderfully private setting with mature borders—ideal for children to play, summer gatherings, or simply unwinding in peace. This is a home that truly needs to be seen to appreciate its space, charm, and potential.

The property enjoys a prime position on a prestigious avenue in the heart of Wilpshire. It is ideally located to take advantage of local amenities, including the village cricket and golf clubs, the popular Bonny Inn country pub, and excellent public transport links. Wilpshire Ramsgreave train station, just a ten-minute walk away, offers direct routes to Clitheroe and Manchester. The area is also ideal for families, with Salesbury Primary School a short walk away and excellent secondary school catchment options. For commuters, the nearby A59 provides swift connections to Preston, Skipton, and the wider motorway network.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band G.

## 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).





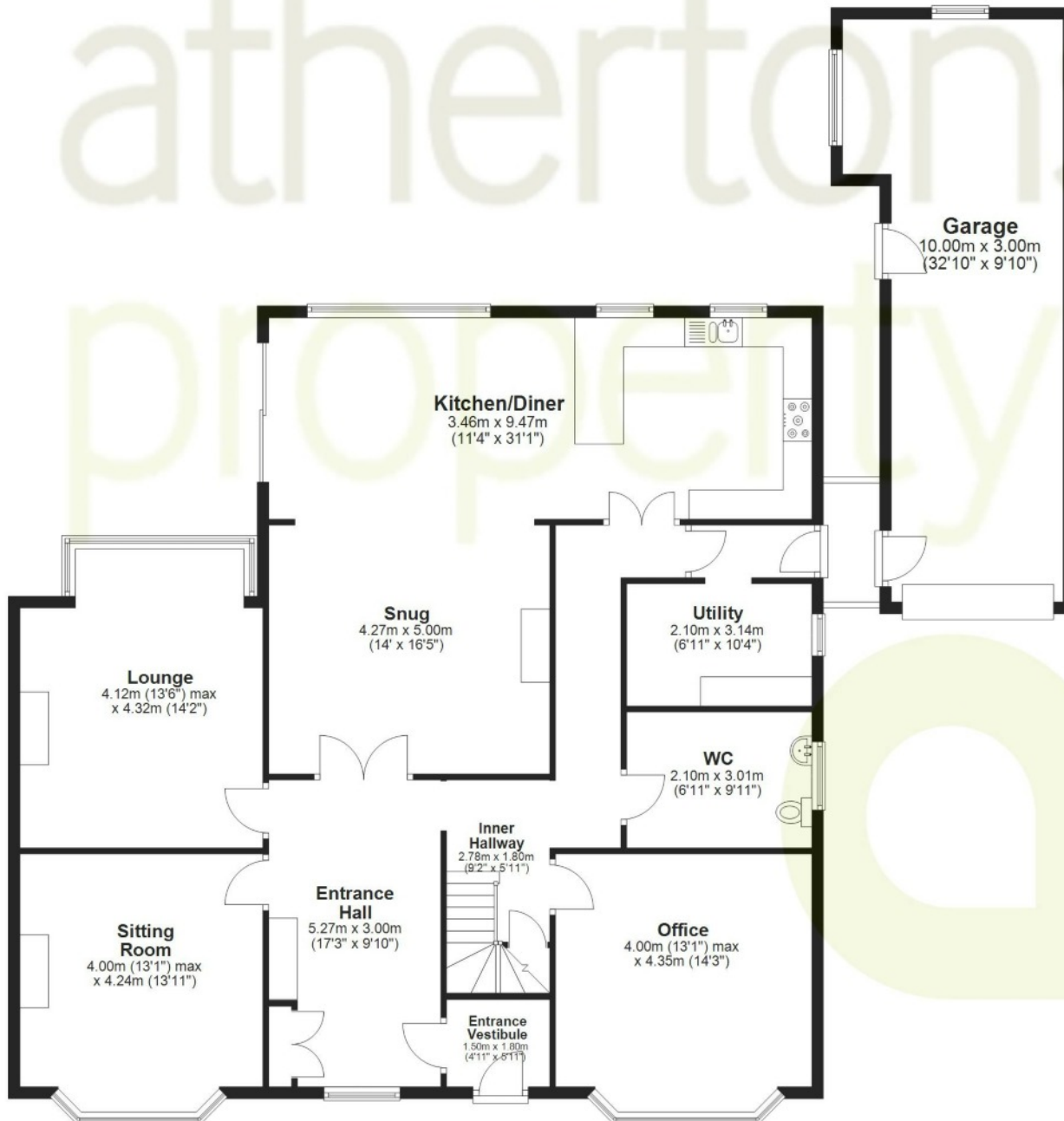






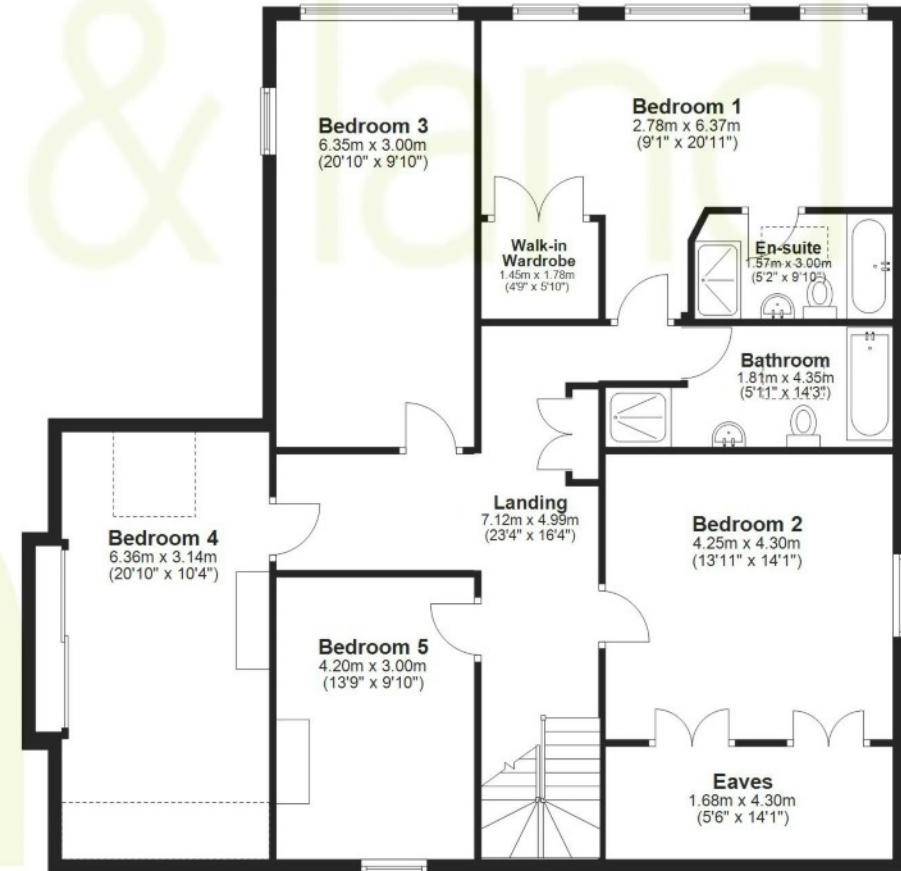
## Ground Floor

Main area: approx. 162.0 sq. metres (1743.5 sq. feet)  
Plus garages: approx. 28.0 sq. metres (301.6 sq. feet)



## First Floor

Approx. 128.6 sq. metres (1384.0 sq. feet)



Main area: Approx. 290.5 sq. metres (3127.4 sq. feet)

Plus garages: approx. 28.0 sq. metres (301.6 sq. feet)









