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Paris, Ramsgreave, Ribble Valley BB1
£435,000



Built circa 1920 to a style popular in the earlier Edwardian period and extended in recent years, this substantial and well-proportioned residence provides exceptional accommodation ideal for a large family. Constructed with Accrington brick and spar-dashed elevations beneath a slate roof, the home enjoys a beautiful elevated position on a private road in an outstanding and highly desirable location.

Light-filled and generously sized, the property sits within expansive gardens and has been immaculately refurbished throughout its ownership, while retaining its original charm and period features. Internally, the property boasts high ceilings, original fireplaces, decorative ceiling coving, modern tiled bathrooms, UPVC double-glazed period-style windows and doors, open-plan living, a large kitchen extension, and more. The home occupies an elevated plot with ample off-road parking, including secure gated side parking, fantastic open views to the front, and a spacious, terraced rear garden.

Internally, the property briefly comprises: entrance vestibule, entrance hall, front lounge, dining room, open-plan kitchen/dining/snug, utility room, and WC. To the first floor: landing, three bedrooms, family bathroom, and a staircase leading to a second-floor attic room (currently used as a bedroom) with en-suite.

Upon entry, you are welcomed by a charming vestibule featuring a stained glass timber door and original tiled flooring, leading into a stylish and inviting entrance hall with staircase to the first floor, storage, and access to the lounge, dining room, and kitchen. The front lounge is enhanced by original ceiling coving, picture rails, a cast iron gas-burning stove in a decorative fireplace, and a large bay window offering stunning countryside views. The adjoining dining room features a matching fireplace and stove, with bi-folding doors that open into the spectacular open-plan kitchen area.

To the rear, the kitchen is a standout feature, extending nearly 10 metres in length. This bright and airy space is illuminated by skylights and seamlessly connects to the rear patio via large bi-folding doors—ideal for entertaining. The kitchen includes a range of cream base and wall units, granite worktops, an island with breakfast bar, Neff double oven and warming drawer, Neff four-ring induction hob, Neff dishwasher, inset sink, and Quooker tap. A small step leads to the snug area, featuring a Morso log-burning stove, and into the vaulted utility room with matching units, plumbing for washer and dryer, a cupboard housing the hot water cylinder, a stylish two-piece WC, and external access.

The first-floor landing provides access to three bedrooms and a beautifully appointed four-piece family bathroom with tiled walls and flooring, corner shower, freestanding oval bath, dual-flush WC, and vanity basin. Bedrooms one and two are spacious doubles, with bedroom one benefiting from a range of fitted wardrobes, a dressing table, and exceptional views. Bedroom three, at the rear, comfortably accommodates a double bed and includes fitted storage. On the second floor, the attic room—currently used as a double bedroom—features skylights, eaves storage, and a modern three-piece en-suite shower room.

The front of the property offers ample off-road parking via a block-paved driveway, with gated access to the side patio area, providing additional secure parking. The rear garden is a private haven, with paved and lawned terraces, low walled borders, timber sleeper flower beds, mature planting, central lawn, and stone steps leading to an upper terrace—all framed by fenced and walled boundaries and enjoying open countryside views.

Situated on the edge of the Ribble Valley and Blackburn, Ramsgreave and Wilpshire offer the perfect blend of rural tranquillity and modern convenience. These sought-after villages enjoy a strong sense of community, excellent local amenities, and highly regarded schools. With scenic countryside walks, golf courses, and direct rail links to Blackburn and Manchester, the area is ideal for families, professionals, and retirees alike.

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.

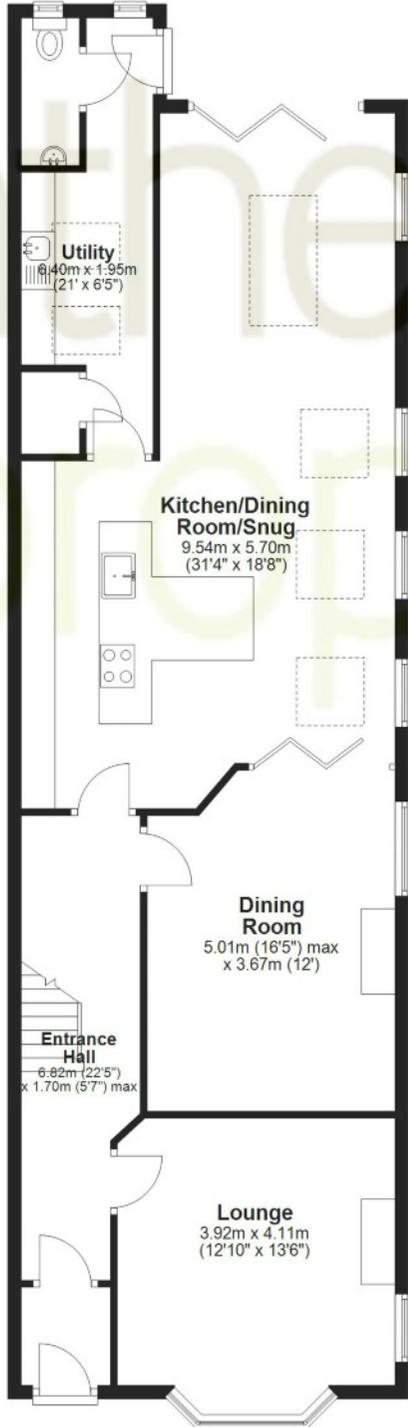
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility 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)





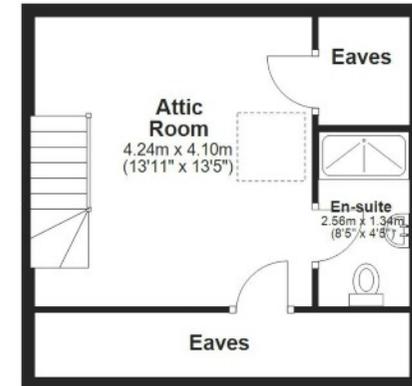
Ground Floor
Approx. 106.3 sq. metres (1143.8 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.2 sq. feet)



Second Floor
Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 191.4 sq. metres (2060.3 sq. feet)





