



Enjoying an enviable position on the sought-after Mitton Road in the heart of Whalley, this substantial four-bedroom semi-detached home combines timeless early 20th-century character with thoughtfully designed modern additions. Built in 1912, the property retains a wealth of original features including high ceilings, decorative coving, elegant fireplaces, and charming Art Deco-style doorways. Enhanced by a large kitchen extension and a versatile single-storey rear addition, this unique residence offers flexible living space ideal for growing families or multi-generational households.

The home is set back from the road behind a generous tarmac driveway, providing parking for several vehicles and bordered by a walled front garden with a neat lawn and mature planting. With full re-wiring, updated uPVC windows and external doors throughout, and a layout that blends elegance, practicality, and future-proof living, this remarkable home presents a rare opportunity in one of the Ribble Valley's most desirable villages. Moments from Whalley's excellent local amenities, schools, and transport links, this is a property that truly caters to modern family life—without compromising on charm or character.

Stepping into the property, you're welcomed by a striking entrance vestibule, complete with a stained-glass feature window, leading into a wide and welcoming entrance hall. From here, the ground floor unfolds into an impressive sequence of reception rooms, each with its own character and purpose.

To the front, the sitting room benefits from a bay window and charming period proportions and a gas fire, while the adjacent living room is a standout space, featuring a unique circular bay window that floods the room with light. French doors connect it to the rear dining room, which enjoys garden views and access to the rear patio—ideal for entertaining and family living.

At the heart of the home, the spacious kitchen/diner features a full range of base and wall units, Neff induction hob, double Hotpoint oven, integrated fridge/freezer, and a stainless steel sink with Quooker boiling water tap. The open-plan layout and views across the garden make it a natural gathering point with a walk-in cupboard with a hand basin off. A central snug with exposed brick fireplace and internal window to the kitchen/diner offers a cosy retreat.

A thoughtfully designed single-storey rear extension provides superb versatility. From the kitchen, a door leads into the utility room, which is fitted with base and wall units, double sink, and plumbing for a dishwasher. This in turn connects to a large laundry room with matching units, storage, and plumbing for washer and dryer. An inner hall gives access to a modern three-piece shower room with electric cubicle shower and leads to the ground floor bedroom four, a bright dual-aspect space with views over the garden and direct external access—ideal for multi-generational living, a guest suite, or home office.

Upstairs, a spacious split-level landing leads to three generous double bedrooms, each enjoying high ceilings, storage solutions, and pleasant outlooks. The family bathroom features a panelled bath with overhead shower and screen, pedestal wash basin, tiled walls, storage cupboard, and WC.

Outside, the plot continues to impress. The expansive rear garden is predominantly laid to lawn, framed by well-established borders, colourful flower beds, and mature trees. A large patio area provides the perfect setting for outdoor dining, while a detached well built shed with uPVC windows and doors makes an ideal workshop or studio. A charming woodland-style area to the rear, with two other sheds, opening directly onto the Queen Elizabeth II Playing Fields—offering green views, privacy, and direct access to nature.

Set in the heart of the Ribble Valley, Whalley is a charming and vibrant village that perfectly balances historic character with modern convenience. Home to the stunning Whalley Abbey ruins and steeped in centuries of history, the village offers a rich heritage and a strong sense of community. The bustling high street features independent shops, artisan cafés, and acclaimed restaurants like King Street Kitchen & Freemasons, while traditional pubs and local markets bring warmth and vibrancy to everyday life. Excellent transport links, including a railway station with direct routes to Manchester and Clitheroe, make it ideal for commuters. vSurrounded by rolling countryside, scenic walks, and with Queen Elizabeth II Playing Fields on your doorstep, Whalley is a paradise for outdoor enthusiasts. Families benefit from top-rated schools and a safe, welcoming atmosphere.

Services

All mains services are connected. Gas central heating.

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 1.30pm

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. 138.0 sq. metres (1485.9 sq. feet)
Plus outbuildings, approx. 12.2 sq. metres (131.7 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



Main area: Approx. 196.9 sq. metres (2119.4 sq. feet)

Plus outbuildings, approx. 12.2 sq. metres (131.7 sq. feet)





