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property & land

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Deer Park Crescent, Whalley, Ribble Valley BB7
Offers in The Region of £805,000

tel. 01254 828810

A recently refurbished and extended, outstanding five-bedroom detached family home, impeccably presented and situated in the heart of the Ribble Valley, just a short walk from Whalley's vibrant village centre. Boasting two reception rooms, three bathrooms, a show-stopping open-plan living kitchen, and landscaped gardens, this exceptional property offers the very best of modern family living, with stylish, flexible spaces inside and out.

Set on a sought-after residential development, this elegant home enjoys open front aspects towards Whalley Nab and occupies a private plot with extended off-road parking, an integral double garage, and well-maintained gardens. Built to a high specification and further enhanced by the current owners, the property is ideal for growing families, those who love to entertain, or anyone seeking a refined home offering both comfort and space.

Internally, you are welcomed by a spacious hallway, providing access to both formal and informal reception rooms. To the left, a bay-fronted living room benefits from abundant natural light and a stunning inset gas fire with stone surround - perfect for cosy evenings. A second reception room to the rear offers excellent versatility, currently used as an office but equally suited as a snug, media lounge, or generous children's playroom.

Undoubtedly, the highlight of this remarkable home is the stunning open-plan living, dining, and kitchen area. Significantly extended, this bright and airy space has been thoughtfully designed to flow effortlessly from cooking and dining to relaxing and entertaining. Two sets of bi-folding doors - including a rear set spanning seven metres - along with two skylights, flood this space with natural light. The kitchen features LED backlighting, sleek base and wall units with quartz worktops, a range of integrated AEG appliances, Quooker instant hot water tap, Quartz upstands, and breakfast bar seating with pendant lighting.

The snug area boasts a large acoustic-panelled media wall with LED mood lighting, a remote-controlled live-flame gas fire, and built-in storage units. The spacious dining area, with bi-folding doors leading to a side patio, is perfect for entertaining. Adjacent to the kitchen, a practical utility room offers plumbing for a washing machine, space for a dryer, and a secondary sink unit. Additional ground floor features include a downstairs WC, under-stairs storage, and internal access to the garage, which benefits from an electric up-and-over door.

Upstairs, a generous landing leads to five bedrooms, four of which are comfortable doubles with fitted wardrobes. The principal bedroom enjoys a beautiful bay window, two sets of built-in wardrobes, and a luxurious, fully tiled en-suite shower room with a walk-in shower, WC, large backlit mirror, and vanity washbasin. A second en-suite shower room serves bedroom two, while the remaining rooms are served by a contemporary family bathroom, complete with tiled walls and floor, a walk-in rainfall shower, WC, and vanity washbasin. Bedroom five offers flexibility as a single bedroom or dedicated home office. Additional storage includes a part-boarded loft with drop-down ladder access and a separate airing cupboard housing the ThermaQ hot water cylinder.

Externally, the front of the property features an extended block-paved driveway providing off-road parking for three vehicles, leading to the integral double garage with an up-and-over door, alongside a neat lawned garden. Side access leads to a landscaped rear garden, mainly laid with artificial turf, featuring low walls and high fenced borders for maximum privacy. A west-facing composite decking area enjoys afternoon and evening sun, complemented by a paved patio - perfect for al fresco dining.

Enjoying a convenient and highly desirable location, the property is situated just off Clitheroe Road and within walking distance of Whalley village centre, where a range of boutique shops, cafés, restaurants, and wine bars create a lively yet charming atmosphere. The local train station, a short walk along Mitton Road, offers direct services to Manchester, making this an ideal base for commuters.

Whalley and its surroundings are renowned for outstanding schools, including Whalley C of E Primary School, St. Augustine's High School, and respected independent options such as Oakhill School and Nursery. Nearby Clitheroe provides further amenities, including a leisure centre, golf club, medical centre, and library. Surrounded by the stunning countryside of the Ribble Valley—and with the Yorkshire Dales and West Coast both within easy reach—this location perfectly balances natural beauty with modern convenience.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

B (85).

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.

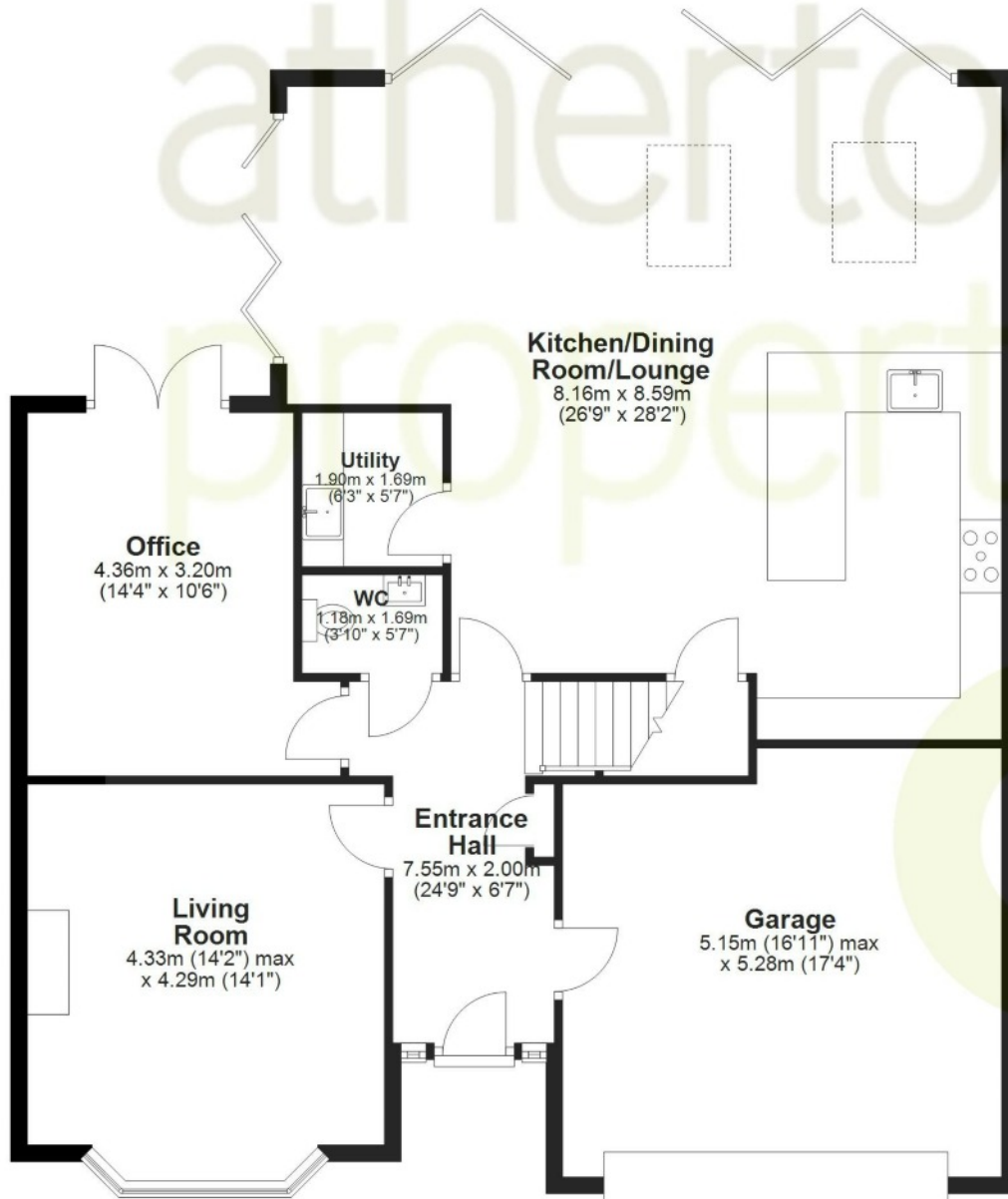


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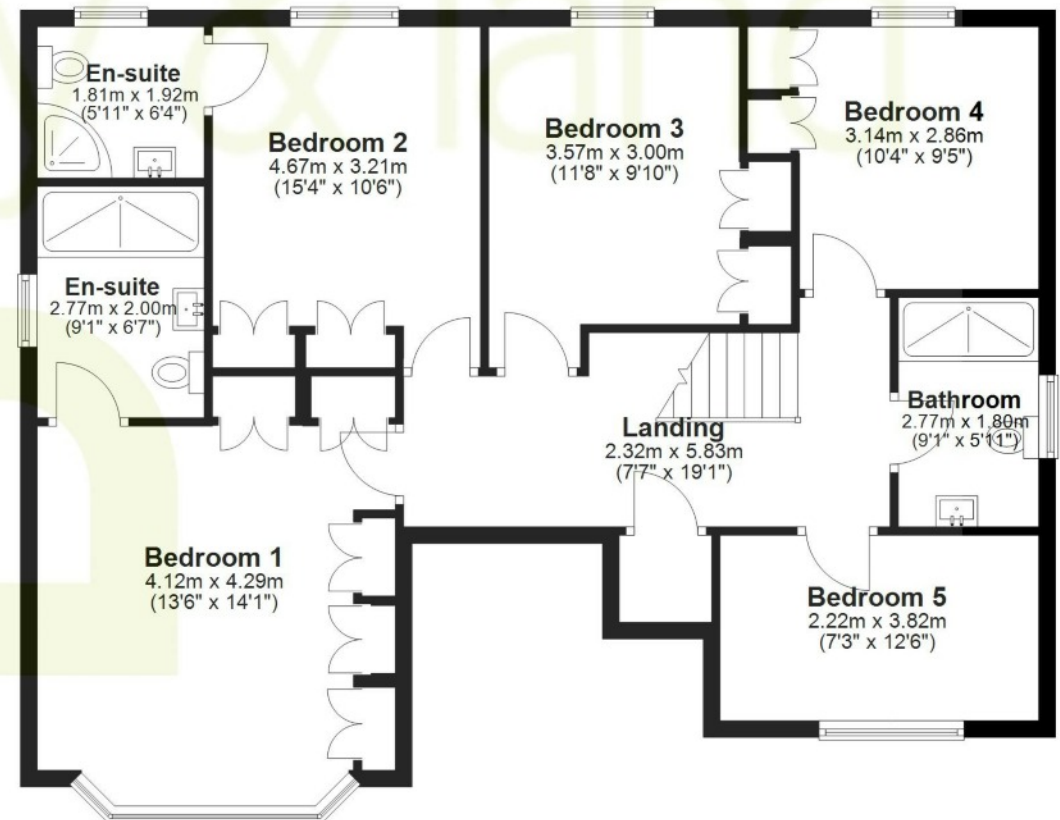
Ground Floor

Approx. 140.4 sq. metres (1510.9 sq. feet)



First Floor

Approx. 105.3 sq. metres (1133.0 sq. feet)



Total area: approx. 245.6 sq. metres (2643.9 sq. feet)





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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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