



Set within secure, gated grounds of approximately 0.75 acres in the highly sought-after Ribble Valley village of Billington, Higher Elker Lodge is a truly exceptional Green Oak framed residence. Marrying traditional craftsmanship with state-of-the-art eco technology, this architecturally distinguished home features a heat recovery system, ground floor underfloor heating, and high-spec energy-efficient Weru tilt-and-turn double-glazed windows throughout. Accessed via electric entrance gates, the property is perfectly positioned to take in uninterrupted views stretching from Longridge Fell across to Pendle Hill, with additional outlooks toward Whalley Nab.

Constructed by skilled joiners using traditional Green Oak framing, the house showcases exposed beams, vaulted ceilings, and bespoke joinery, blending timeless materials with contemporary living. The internal layout flows effortlessly across two floors, offering three double bedrooms—including a spacious ground floor suite with en-suite and annexe potential - a dressing room that could become a fourth bedroom, and three luxurious bathrooms, all featuring award-winning installations with Villeroy & Bosch suites.

A bespoke Oak front door with fingerprint-recognition entry opens into a bright, welcoming hallway, finished in a combination of Oak and tiled flooring. A contemporary two-piece cloakroom lies off the hall, and open-plan access leads into the kitchen and adjoining snug/office area. The utility room is both functional and stylish, with granite worktops, base units, Belfast sink, and plumbing for laundry appliances. It also houses the hot water cylinder, boiler, and heating manifold, with a side door leading to the garden.

Through the utility, a vaulted lounge with French doors opens onto the garden, leading into bedroom three with en-suite 3pc shower room off, vaulted ceiling, and exposed Oak beams—ideal for visitors or use as a self-contained annexe. To the front of the property, a snug or home office offers inspiring workspace, complete with floor-to-ceiling glazing and bespoke fitted cabinetry and built-in desk.

The kitchen, crafted and fitted by Simpsons of Colne, boasts solid timber cabinetry including a full-height pantry cupboard and bespoke shelving drawers. A large central island with breakfast bar is topped in polished granite and includes under-counter storage, wine rack, and integrated wine fridge. Miele appliances include twin ovens, five-zone induction hob, dishwasher, warming drawer, and rising extractor fan. A double Belfast sink and instant boiling water tap add further convenience. Dual sliding glass doors flood the space with natural light and lead out to the rear veranda.

A beautifully crafted Oak staircase with storage below ascends from the kitchen, while French doors lead into the formal living room - an elegant space defined by wraparound floor-to-ceiling windows to the rear, exposed beams, and a striking split slate and stone fireplace with high-performance Jøtul log burner.

The galleried first-floor landing is a statement in itself, with skylights and exposed King Post trusses enhancing volume and light. A feature chandelier hangs in the central void, linking both floors visually and spatially. The family bathroom is a luxurious space with a four-piece Villeroy & Bosch suite, including a freestanding oval bath, large corner shower, wall-mounted basin, and WC, all complemented by tasteful decor and soft flooring.

The principal bedroom suite is an exceptional retreat, with full-height windows and French doors leading to a private balcony with breathtaking views across the Ribble Valley. The adjoining en-suite is impeccably finished with Villeroy & Bosch fittings matching the beautifully finished family bathroom in style and elegance. A second double bedroom features a vaulted ceiling, exposed beams, and twin dormer windows overlooking the gardens. The adjacent dressing room - currently fitted with bespoke wardrobes - offers potential as a fourth bedroom if required.

The external grounds are as thoughtfully considered as the interior. The rear garden is mainly laid to lawn, with a wild garden section ideal for vegetable planting, wildflowers, or keeping chickens. A spacious stone patio extends from the veranda for alfresco dining and entertaining. The front garden offers neat lawns and walkways, enclosed within secure electric gates and bordered by mature planting. A detached, timber-framed double garage provides secure parking and includes a generous workshop with a first-floor storage area—ideal for hobbies or additional space.

Billington offers the best of both worlds: a peaceful, rural setting with excellent connectivity. Clitheroe, Whalley, and Blackburn are within easy reach, while nearby Wilpshire Ramsgreave station and access to the M6 and M65 ensure strong commuter links. The property also falls within the catchment area for excellent local schools, including the esteemed Clitheroe Royal Grammar School.

Services

All mains services are connected. Under floor heating to ground floor and heat recovery system.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

TBC.

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.

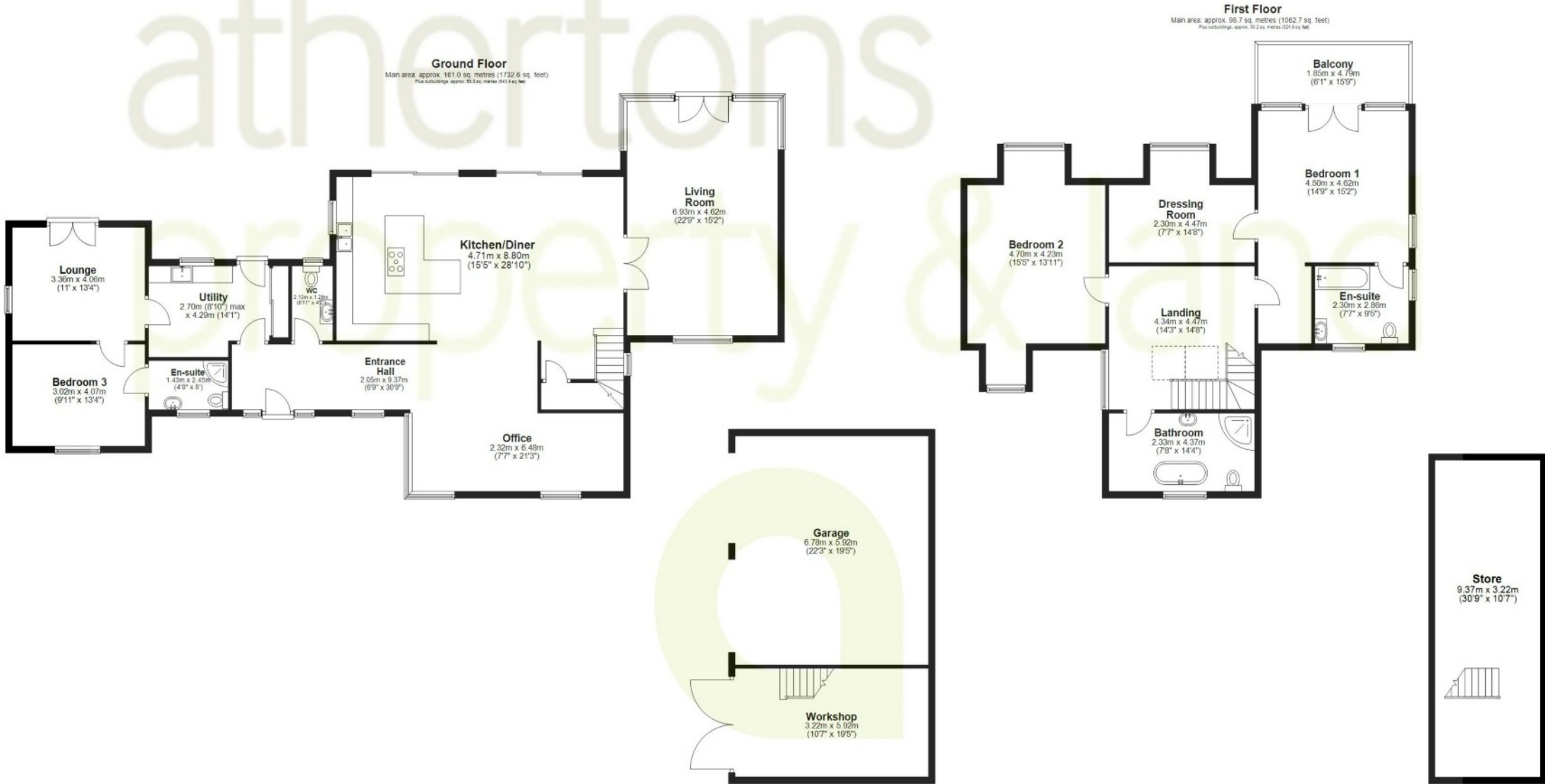
The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



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Main area: Approx. 259.7 sq. metres (2795.3 sq. feet)
Plus outbuildings, approx. 89.9 sq. metres (968.0 sq. feet)





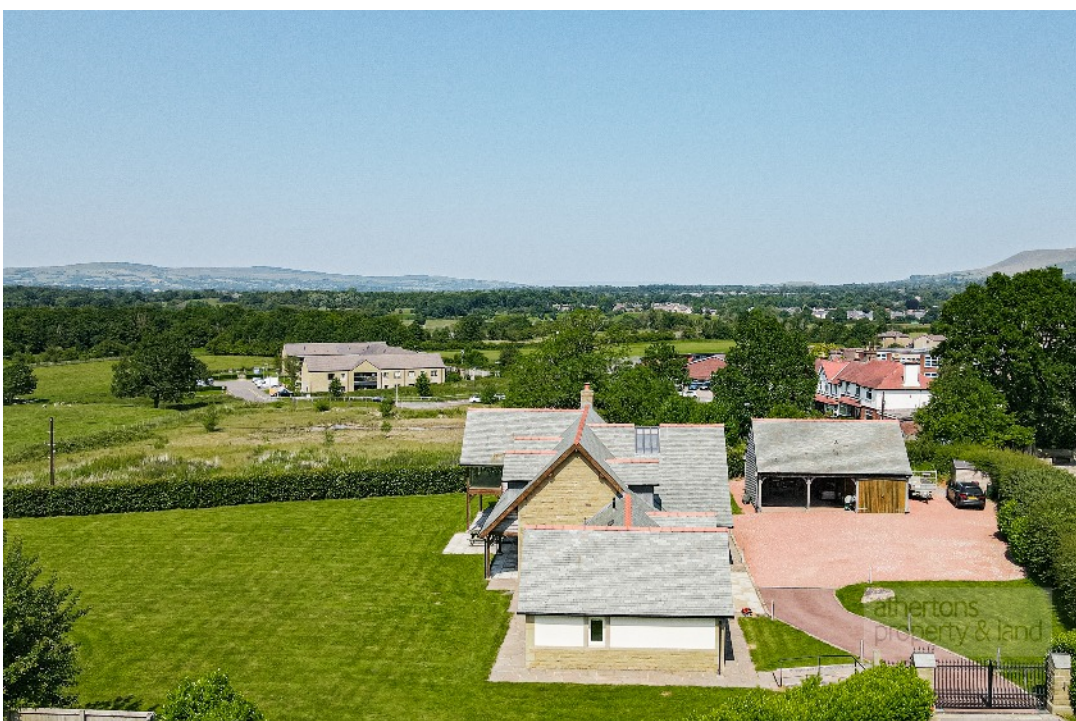
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Hampton
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War Memorial

Higher Elker Lodge

Area: 0.723 acres (2926.53 m²)

Elker Croft

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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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