



Set within one of the most desirable positions on the sought-after Calderstones Park development in Whalley, this beautifully presented and impeccably renovated five-bedroom executive detached home combines spacious, versatile living with stylish interiors and a superb landscaped garden. Offering open green aspects to the front and immaculate condition throughout, the property has been significantly upgraded in recent years, including a new kitchen and utility room (2022), a newly installed heating system, and a clever conversion of part of the garage to create an additional reception space — all within easy reach of Whalley's excellent amenities, schools, and countryside walks.

Occupying one of the finest plots on the estate, the property enjoys an enviable outlook and generous landscaped gardens to both front and rear. The rear garden has been lovingly designed to create a private, tranquil space with manicured lawns, large paved patio, mature borders, and a gravelled seating area to capture the evening sun — a true gardener's dream, perfect for relaxing or entertaining family and friends alike.

Stepping inside, the welcoming entrance hall sets the tone with its bright and airy feel, offering access to the main reception rooms, a stylish ground-floor cloakroom, and a useful understairs storage cupboard. A superbly converted dining room sits to the front of the house, formerly one half of the garage, now transformed into a sizeable and versatile space with a pleasant outlook over the green beyond.

Across the hall, the elegant main lounge spans the depth of the property and features a charming multi-fuel burning stove with slate hearth and oak mantel, green views to the front, and French doors opening into the snug — a flexible reception space that can be opened to or closed from both the lounge, sun room and kitchen, ideal for both cosy evenings and open-plan entertaining. At the rear, a sun-filled garden room with warm roof and double glazing offers a year-round retreat with tiled flooring, delightful views of the landscaped garden, and French doors leading out to the patio.

A true highlight of the home is the exceptional kitchen and dining area, refitted in 2022 with sleek base and eye-level cabinetry, Corian work surfaces, and high-quality appliances including a Smeg Rangemaster-style stove with five-ring gas hob, integrated fridge/freezer, dishwasher, and clever drawer bin storage. Space for breakfast/dining table and sliding doors open onto the rear patio make this a perfect everyday family space. Off the kitchen, a utility room provides additional storage, matching units and worktops, plumbing for laundry appliances, an inset sink, and access to both the rear garden and the remaining single garage — which houses the Worcester Bosch combination boiler and provides further storage.

To the first floor, the spacious landing leads to five well-proportioned double bedrooms and house bathroom. The principal bedroom is a generous retreat, featuring an attractive arched bay window, a full wall of fitted wardrobes, and a stylish en-suite 3pc shower room. The second bedroom also benefits from its own en-suite, while bedrooms three, four, and five are served by a well-appointed family bathroom complete with a four-piece suite including a separate shower cubicle and panelled bath.

Externally, the property enjoys a wide tarmac double driveway to the front, framed by beautifully maintained lawn and mature borders, with gated access to the rear. The rear garden is a particular highlight — immaculately landscaped with a manicured lawn, extensive paved patio, colourful flowerbeds, mature hedging and trees creating excellent privacy, and two additional gravelled areas, one ideal for evening seating and another for discreet storage.

Perfectly positioned to enjoy the best of Whalley and the Ribble Valley, this outstanding family home combines a highly sought after location, immaculate presentation, and a wealth of flexible living space, making it a rare opportunity on this ever-popular development. Excellent local schools, boutique shops, cafés, and countryside walks are all within easy reach, while strong road and rail links provide swift access to Clitheroe, Blackburn, Manchester, and beyond.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Estate charge £142.88 per annum.

Energy Performance Rating

TBC.

Council Tax

Band F.

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

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

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.

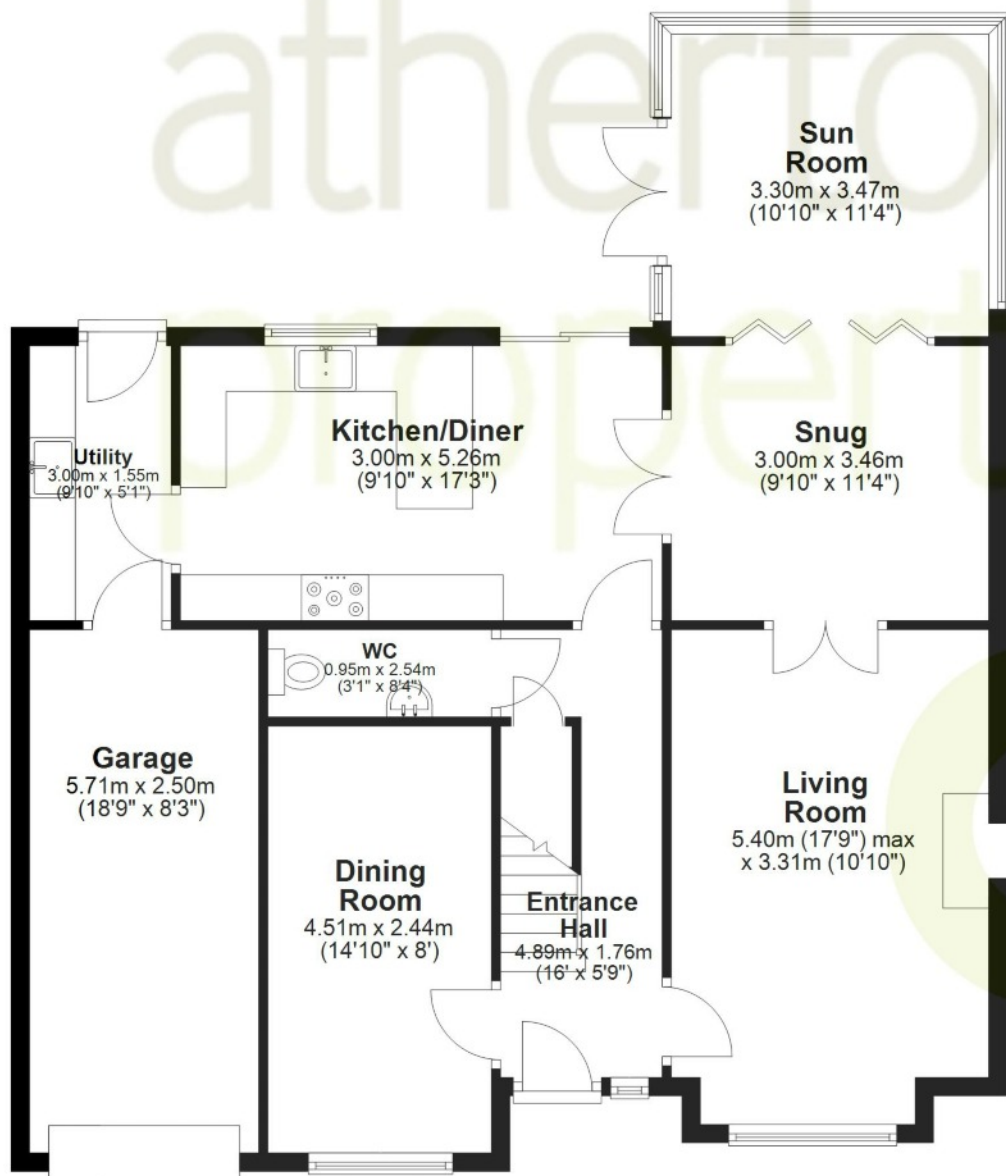
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 99.7 sq. metres (1073.4 sq. feet)



First Floor

Approx. 93.5 sq. metres (1006.0 sq. feet)



Total area: approx. 193.2 sq. metres (2079.4 sq. feet)





