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An exceptional and comprehensively refurbished residence, The Coach House occupies a private and discreet plot within the highly sought-after Ribble Valley village of Whalley. This remarkable home showcases the perfect balance of cutting-edge modern technology and sophisticated design, offering an enviable lifestyle in a setting of rare distinction. Recently reimagined by its current owners, the property has been subject to an extensive programme of renovation and reconfiguration, creating a truly stunning smart home of exceptional quality and style.

Set behind electric gates and approached via a recently laid resin-bound driveway, this impressive home enjoys beautifully landscaped gardens, ample parking, and a level of privacy afforded by mature hedgerows and trees. Internally, the property extends to three bedrooms in the main house plus a versatile guest suite above the garage, with four exquisite en-suite bathrooms and striking vaulted ceilings throughout the upper floor. Intelligent home automation, luxurious finishes, and a host of bespoke features ensure The Coach House stands as one of Whalley's most distinctive residences.

Upon arrival, an elegant wide-swing entrance door with state-of-the-art fingerprint scanner opens into a welcoming entrance hall. This space is defined by a graceful U-shaped staircase ascending to the first floor, a stylishly appointed two-piece WC, and a pair of French doors leading through to both the office and the kitchen. The home office is bathed in natural light, with surrounding windows and high-quality fitted furniture creating a functional yet refined working environment.

At the heart of the home lies the spectacular open-plan kitchen and dining room - a masterclass in modern design. Featuring a brand-new Clearly Interiors kitchen, this space is fitted to the highest specification, with sleek base and eye-level cabinetry complemented by a full suite of integrated Siemens appliances, including a triple oven, venting induction hob, full-length fridge and freezer, and dishwasher. Two generous islands anchor the space: the first with an expansive breakfast bar and induction hob, and the second with inset sink and Quooker tap, wine cooler, and Miele wine fridge. Acoustic wall panelling, ample space for a large dining table, and two wide openings with steps descending into the orangery create a superb space for both family life and entertaining.

The adjoining orangery is a true highlight of the home, offering an atmospheric retreat complete with a live flame vapour fire, bespoke media wall, and surrounding double-glazed windows with French doors opening onto the rear patio. For more intimate moments, the snug provides a cosy alternative, enhanced by surrounding windows and a fitted bar with wine fridge. Off the snug there is an inner hallway with staircase to first floor as well as a well-appointed utility room, providing ample storage, plumbing for laundry appliances, a wall-mounted boiler, ceramic sink, and external access.

The first floor of the main house continues to impress. Bedroom two, accessed via its own private staircase, features vaulted ceilings with skylights, fitted wardrobes with automatic lighting, and a fully tiled en-suite shower room finished to exacting standards with rainfall shower, vanity basin, WC, and black chrome heated towel rail. The principal landing serves bedrooms one and three, bedroom three is a generously proportioned double with en-suite facilities mirroring the high specification of bedroom two. The principal suite is a commanding sanctuary, featuring acoustic panelling with hidden cupboard, a bespoke walk-in dressing area with extensive fitted wardrobes, dressing table, and LED mood lighting - all controlled via the Control4 smart tablet. The luxurious en-suite bathroom is beautifully designed, complete with a freestanding oval bath beneath a skylight, walk-in rainfall shower, vanity wash basin, and a Japanese-style remote-controlled WC.

Externally, the property continues to impress with its thoughtfully landscaped gardens and exceptional outdoor entertaining space. Electric gates open onto the resin driveway, which provides access to the detached garage with electric up-and-over door. Above the garage, a versatile guest suite with its own en-suite shower room offers flexible accommodation, currently utilised as a home gym. Sweeping paved patios wrap around the rear of the property, leading to a generous lawn bordered by mature trees and hedgerows for complete privacy. The centrepiece of the garden is the remarkable timber-framed sunken pergola, with its king-post truss vaulted ceiling, stone flooring, half-brick walls, central breakfast bar, and integrated Wi-Fi. This bespoke entertaining space also features a wood-fired pizza oven and a substantial barbecue area - perfect for al fresco dining and summer gatherings.

Whalley remains one of the Ribble Valley's most desirable locations, renowned for its charming village atmosphere, excellent schools, boutique shops, and superb transport links. With the additional benefit of intelligent smart home technology - including Control4 automation with wall tablets controlling lighting, intercom, security, gates, media, and sound throughout - The Coach House offers an unparalleled opportunity to acquire a home that is both sophisticated and future-ready.

## Services

All mains services are connected. Control4 Smart Home Automation installed.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band G.

## Energy Rating (EPC)

D (61).

## 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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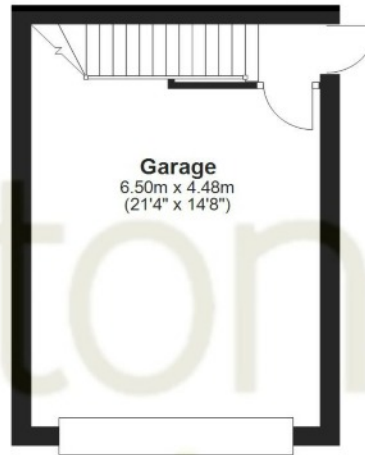


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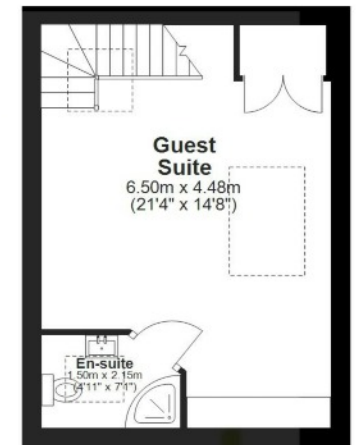
## Ground Floor

Main area: approx. 132.8 sq. metres (1429.6 sq. feet)  
Plus outbuildings, approx. 26.7 sq. metres (287.0 sq. feet)



## First Floor

Approx. 111.5 sq. metres (1200.0 sq. feet)



Main area: Approx. 244.3 sq. metres (2629.6 sq. feet)  
Plus outbuildings, approx. 26.7 sq. metres (287.0 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.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810  
Visit - [www.athertons-uk.com](http://www.athertons-uk.com)  
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