



Set in the heart of Langho village, with wonderful views towards Pendle Hill to the front, this beautifully converted and substantially extended four-bedroom semi-detached home offers an exceptional blend of contemporary design, versatile living accommodation, and high-quality finishes throughout. Formerly one large bungalow, this brand-new conversion has created a superb semi-detached home, thoughtfully designed to maximise space and light, with a stunning lower ground level extension, landscaped gardens, and off-road parking — all within easy reach of highly regarded local schools, village amenities, and the picturesque Ribble Valley countryside.

Occupying an attractive plot with an attractive frontage and gated access, the property opens into a long and welcoming entrance hall finished with Karndean flooring and providing access to all principal rooms, as well as a staircase leading to the impressive lower ground level.

To the front of the home, a cosy lounge provides a relaxing retreat, complete with Karndean flooring and a picture window to the front. Bedroom four is a well-proportioned double, finished with stylish panelled walls, while bedroom three is another spacious double room. Bedroom two is particularly striking — an impressive double with vaulted ceilings, skylight, and access to a small inner hall with stairs leading to a converted attic space. With low ceilings, skylights, and a large eaves storage area, the attic is perfect as a playroom or den for younger children.

The luxurious family bathroom on this level would grace any showroom, fully tiled with an elegant free-standing oval bath, walk-in rainfall shower with black chrome heated towel rail and alcove shelving, wall-mounted dual flush WC, and vanity wash basin.

The principal bedroom is a true highlight — an expansive retreat with Juliet balcony and French doors enjoying views towards Longridge Fell, a walk-through dressing area with fitted wardrobes, and a sleek en-suite shower room. Finished to the same exacting standard as the family bathroom, the en-suite includes a walk-in rainfall shower, vanity basin, tiled floor and walls, and a dual flush WC.

On the lower ground level, the home opens into a commanding open-plan kitchen, dining, and living space — perfectly designed for entertaining and modern family life. Bi-folding doors open onto the rear patio, flooding the room with light. The kitchen itself is fitted with a range of sleek base and eye-level units, Quartz worktops and upstands, a central island, pull out pantry cupboard and integrated appliances including an induction hob with extractor, double oven, dishwasher, and inset sink. There is ample space for a large dining table and some lounge furniture, making this an ideal social hub. A long utility room with matching base units, Quartz worktops, inset sink, space for fridge/freezer and plumbing for laundry appliances is located off the kitchen, along with a stylish ground-floor WC with half-tiled walls.

Externally, the property enjoys a landscaped garden designed for family living and entertaining. An initial paved patio with low wall surround leads to sweeping lawned gardens, offering ample space for children to play. Mature hedgerows and fencing provide privacy, while stone steps descend to a further patio area. To the front, a wide tarmac driveway offers parking for multiple vehicles and leads to the attached single garage with electric up-and-over door.

Located in the heart of the Ribble Valley, Langho is a highly sought-after village that perfectly combines rural charm with modern convenience. Surrounded by rolling countryside and enjoying wonderful views towards Pendle Hill, it offers an idyllic setting for families, professionals, and retirees alike. Residents are drawn to Langho for its excellent local schools, welcoming community, and abundance of walking routes and outdoor pursuits on the doorstep. The village itself boasts handy amenities, including shops, cafés, and a train station providing direct links to Whalley, Blackburn, Manchester, and beyond. With its peaceful atmosphere, outstanding natural beauty, and easy access to neighbouring towns and cities, Langho truly offers the best of both worlds — a place to escape the hustle and bustle while staying well connected.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (66).

Council Tax

Band D.

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.

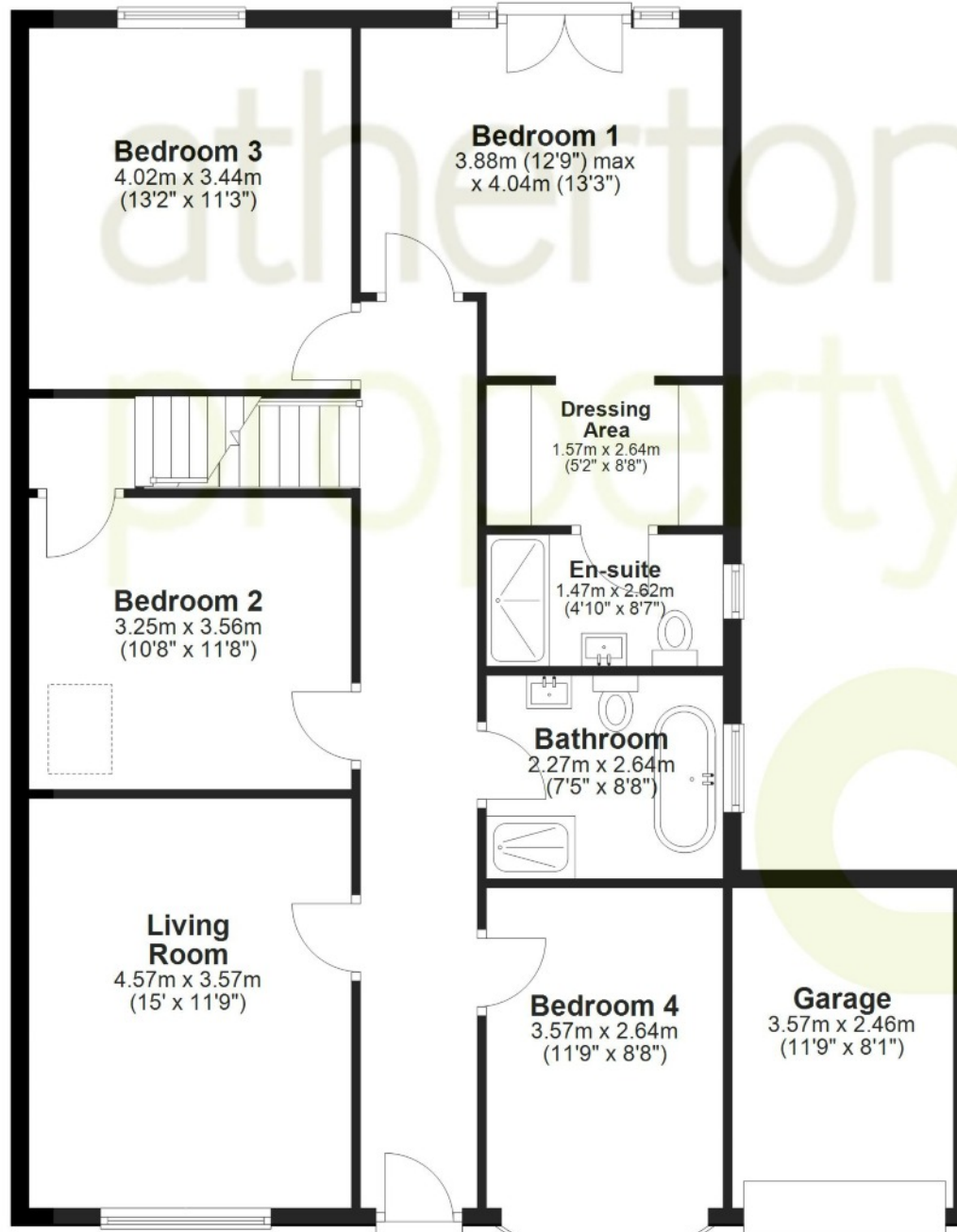
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 110.3 sq. metres (1187.5 sq. feet)



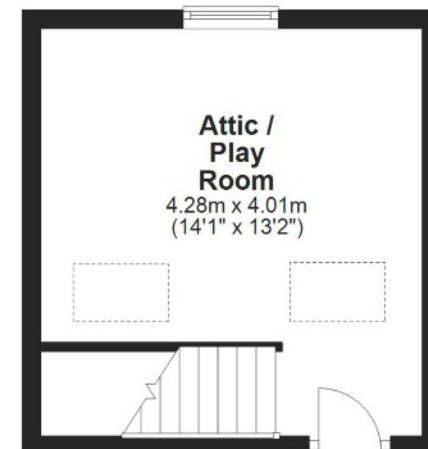
Lower Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



First Floor

Approx. 17.1 sq. metres (184.6 sq. feet)



Total area: approx. 166.8 sq. metres (1795.5 sq. feet)





