



athertons
property & land



A Truly Exceptional Two-Bedroom Detached Lodge with Extended Decking, Separate Patio Area, Panoramic Countryside Views, Brand-New Boiler, and Immaculate Interiors in the Heart of Old Langho, Ribble Valley

Welcome to a rare opportunity to acquire a beautifully enhanced detached lodge, offering luxurious accommodation in an idyllic setting within the ever-popular Old Langho. Positioned on a slightly elevated plot to take full advantage of the sweeping countryside views, this outstanding property has been tastefully upgraded by the current owners and now boasts an extended decked terrace and a separate paved patio area - ideal for outdoor entertaining or quiet relaxation.

Perfectly located in one of the Ribble Valley's most desirable rural spots, the lodge enjoys close proximity to traditional pubs, scenic walks, and green open spaces. It offers the perfect balance of peaceful country living and everyday convenience, making it equally well-suited as a permanent residence or high-end holiday retreat with subletting potential.

Internally, a welcoming entrance hall with luxury vinyl tile (LVT) flooring leads to a spacious built-in storage cupboard housing a brand-new boiler and plumbing for a washing machine. The accommodation flows seamlessly into a stunning open-plan living, dining, and kitchen space - flooded with natural light and finished to an exceptional standard.

The kitchen is fitted with a modern range of wall and base units, stylish work surfaces, a central island with breakfast bar, and integrated appliances including a fridge/freezer, dishwasher, oven, microwave, and four-ring gas hob. The LVT flooring continues through the kitchen and dining space, while the lounge area is carpeted for comfort and features a bespoke media wall with inset electric fire.

French doors open directly onto the newly extended decked balcony - an elevated, sun-drenched spot with breathtaking views over the surrounding landscape, offering a seamless connection between indoor and outdoor living. In addition to the decking, a separate, thoughtfully landscaped patio area provides a further private seating space, ideal for alfresco dining or hosting guests.

The lodge comprises two generous double bedrooms, both beautifully appointed. The principal bedroom features fitted wardrobes and a sleek en-suite shower room with walk-in enclosure, vanity basin, dual flush WC, and heated towel rail. The second bedroom is equally spacious and ideal for guests or extended family.

A stylish main bathroom completes the interior, fitted with a three-piece suite including a panelled bath with overhead shower, vanity unit with wash basin, dual flush WC, LVT flooring, and a frosted uPVC window.

Externally, the lodge benefits from private driveway parking for two vehicles and full gas central heating, providing year-round comfort. Offered fully furnished and presented in turnkey condition, this home is ready for immediate occupation.

Old Langho is a picturesque and highly sought-after hamlet nestled in the heart of the Ribble Valley. Surrounded by rolling countryside and rich in history, it offers a peaceful rural setting while remaining just minutes from the amenities of nearby Whalley and Clitheroe.

Known for its scenic walking routes, charming stone cottages, and friendly village atmosphere, Old Langho is also home to traditional country pubs and the historic Old St Leonard's Church. It's an ideal location for those seeking tranquillity without sacrificing convenience, all within easy reach of excellent schools, transport links, and the Forest of Bowland Area of Outstanding Natural Beauty.

Services

Calor Gas, all other mains services are connected.

Tenure

365 day License Agreement. Site fees £3240 per annum.

Council Tax

Not Applicable

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 (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. 72.2 sq. metres (777.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
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