



athertons
property & land

athertons
property & land tel. 01254 828810

www.athertons-uk.com

Bushburn Drive, Langho, Ribble Valley BB6
£230,000



Set within the highly sought-after village of Langho in the heart of the Ribble Valley, this three-bedroom semi-detached home presents an exciting opportunity for a variety of buyers. Enjoying far-reaching views across open fields towards Stonyhurst and Longridge Fell, the property offers generous living accommodation and outdoor space, while providing a blank canvas for those wishing to modernise and create a home tailored to their own style and needs.

Approached via a block-paved driveway with parking for up to three vehicles, the home benefits from both front and rear gardens. The rear enjoys a private, open outlook across the railway line and surrounding countryside – a truly picturesque setting that enhances the home's appeal. A new combination boiler was fitted in 2019, ensuring an excellent foundation for refurbishment.

Inside, the accommodation is well-proportioned and thoughtfully laid out. The front-facing lounge is a spacious retreat, its bay window drawing in natural light while framing views over the garden. A Montrose wood-burning stove forms a charming focal point, while under-stair storage and two openings to the kitchen add practicality and flexibility, with clear scope to reconfigure the layout to suit modern living.

The kitchen diner is equipped with a range of base and wall units, laminate work surfaces and space for freestanding appliances. A rear window and external door open onto the garden, perfectly placed to take advantage of the outstanding views – and with excellent potential to develop this space into a stylish, open-plan hub for family life and entertaining.

To the first floor, a generous landing gives access to three bedrooms. Bedrooms two and three are both doubles, while the third bedroom offers a spacious single. The rear-facing bedroom in particular enjoys sublime views over the Ribble Valley landscape. A family bathroom completes the accommodation, fitted with a three-piece suite including panelled bath, pedestal wash basin and WC, with tiled surrounds.

Externally, the home continues to impress with excellent off-road parking and gardens to both the front and rear. The rear garden, finished in block paving for ease of maintenance, is ideally positioned to make the most of the uninterrupted outlook over the railway line and across fields and towards Longridge Fell – a rare feature that sets this home apart.

Langho itself is a peaceful and well-regarded village, known for its strong sense of community, excellent primary school, and convenient access to the wider Ribble Valley. Everyday amenities are close at hand, while the market town of Clitheroe and larger centres such as Blackburn are easily accessible by road and rail. With its combination of space, views and potential, this property represents a fantastic opportunity to create a truly special home in one of the area's most desirable locations.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Leasehold. 999 year lease with 943 years remaining, no ground rent has been collected.

Energy Performance Rating

D (63).

Council Tax

Band C.

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).



allerton's
property & land



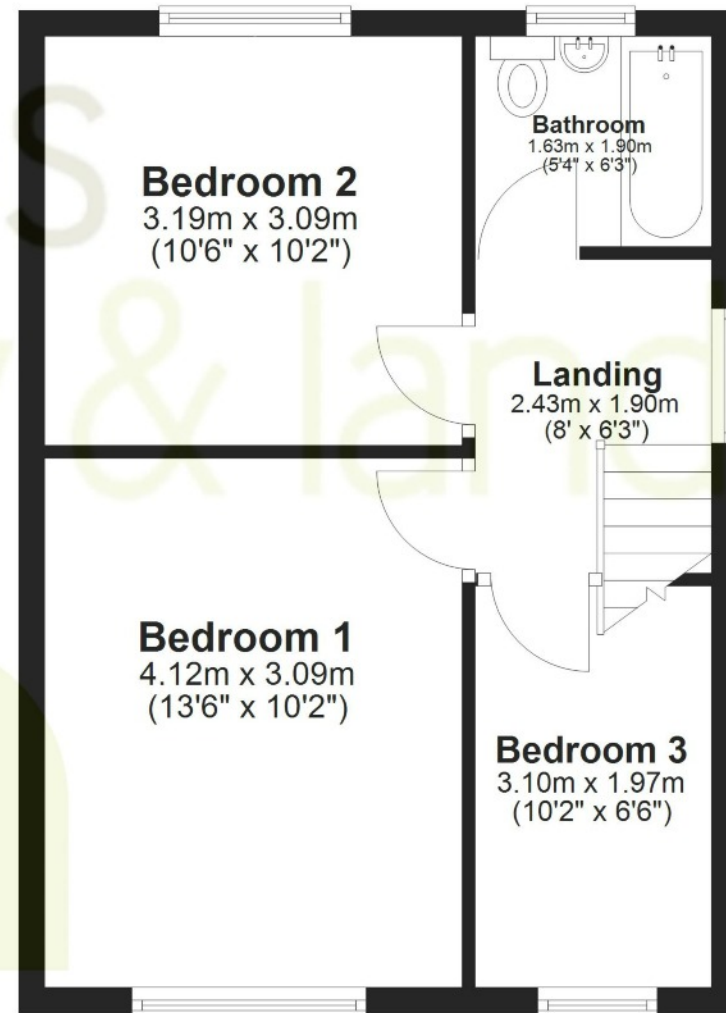
Ground Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 sq. feet)







allbertons
property & land