



Set within the highly desirable semi-rural setting of Old Langho, this extended four-bedroom semi-detached property occupies one of the largest plots on the development, offering versatile accommodation arranged across three floors. Surrounded by picturesque countryside with scenic river walks on the doorstep, the home combines village charm with generous internal space, landscaped gardens, and excellent access to the amenities of the Ribble Valley.

Stepping inside, a tiled entrance hall with staircase to the first floor provides a welcoming introduction. To the front, the snug creates a cosy retreat with its exposed stone fireplace and log-burning stove. To the rear, the impressive open-plan kitchen/diner forms the heart of the home — a superb space for both entertaining and relaxing. Beautifully finished with slate flooring, exposed brickwork, and a bespoke shaker-style kitchen offering a wealth of units, the space is fitted with a Belling Rangemaster-style stove with induction hob, integrated fridge/freezer, and dishwasher. Ample room remains for a dining table and lounge area, while bi-folding doors seamlessly connect to the rear patio.

Adjoining the kitchen, a spacious utility room adds excellent practicality with under-stair storage, base units and sink, plumbing for laundry appliances, and direct external access — ideal for pets or muddy boots.

The first floor is centred around a sweeping landing with secondary staircase to the top floor. Bedrooms one and two are both generous doubles, with the principal room further enhanced by vaulted ceilings and a dressing area with potential to convert into an en-suite. A stylish family bathroom serves this level, appointed with a tiled bath, separate walk-in shower, vanity basin, and dual flush WC. Bedroom four completes the floor, perfectly suited as a home office or single bedroom.

The second floor hosts a superbly proportioned double bedroom stretching almost the full width of the property. With Velux windows, fitted wardrobes within the dressing area, and extensive eaves storage, this room offers both comfort and versatility.

Externally, the property enjoys gated front gardens with paved and gravelled pathways leading round to an unusually large rear garden for this style of home. Designed for ease of maintenance, it features tiled patios, low brick-walled borders with planted trees, a timber storage shed, and secure fenced boundaries — a wonderful setting for outdoor entertaining and al fresco dining. On-street parking is available to the front.

This is a rare opportunity to acquire one of the most spacious homes within this charming development — a property that offers flexible family accommodation, beautifully proportioned gardens, and an enviable lifestyle in one of the Ribble Valley's most picturesque locations. Early viewing is highly recommended.

Old Langho is a charming and historic village in the heart of the Ribble Valley, surrounded by rolling countryside and beautiful river walks. Known for its peaceful semi-rural setting, the village is home to the Grade I listed St Leonard's Church and several traditional inns, while offering easy access to nearby Whalley, Clitheroe, and Ribchester. With stunning scenery on the doorstep and excellent transport links to Manchester and Preston, Old Langho combines tranquil village living with convenience, making it a highly sought-after location for families and professionals alike.

Services

All mains services are connected.

Tenure

TBC.

Energy Performance Rating

TBC.

Council Tax

Band TBC.

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.

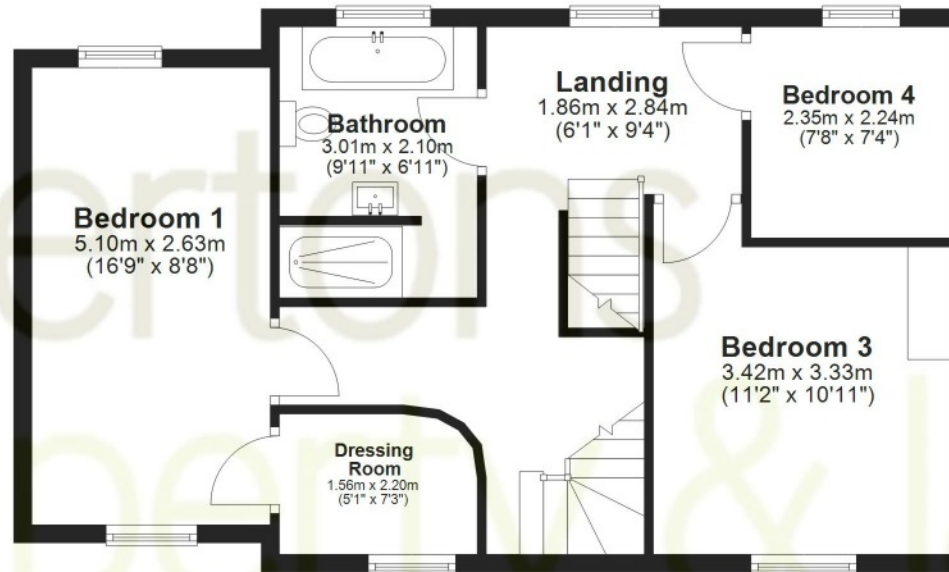
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





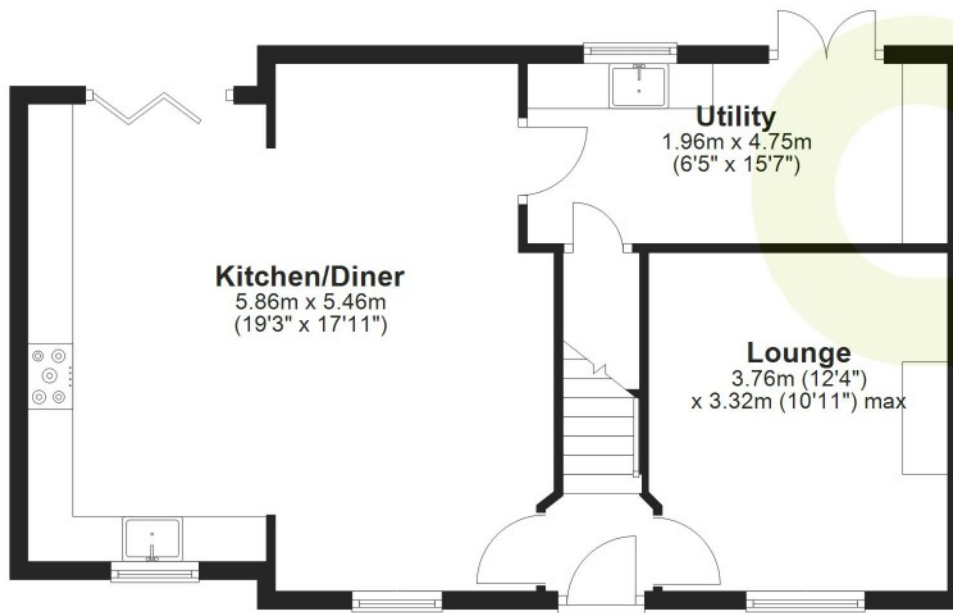
First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



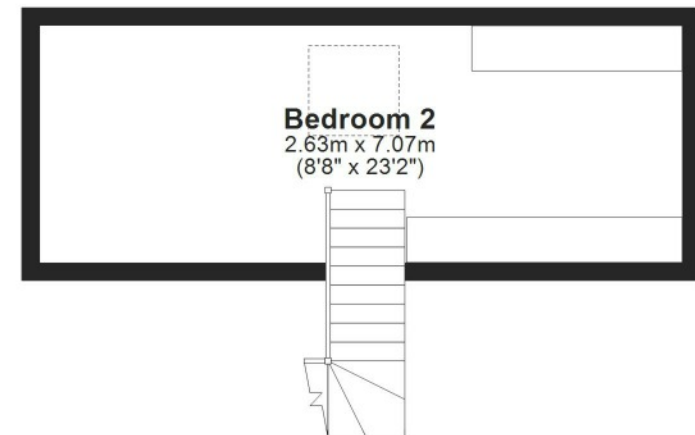
Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.1 sq. feet)



Total area: approx. 133.6 sq. metres (1437.9 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
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team