



Set within a highly regarded and established development in the ever-popular village of Langho, this impressive detached, five bedroom residence occupies a superb corner plot with sweeping gardens and two off-road parking areas, including a two-car driveway leading to an integral double garage and a second side driveway with a timber-framed car port.

Offering approximately 2,000 sq ft (including garage) of superb family living space, the property combines generous, well-planned accommodation with five double bedrooms, two bathrooms, two reception rooms, landscaped sweeping gardens and magnificent first-floor views, all within walking distance of Langho Primary School and the train station with direct links to Manchester. Whalley and Clitheroe are also just a short drive away, ensuring excellent access to local amenities, schools, and transport connections.

On entering, a welcoming hallway with built-in storage introduces the ground floor. A modern two-piece cloakroom is fitted with a vanity basin and dual flush WC, while the spacious living room extends the full width of the property and features a living flame gas fire with marble surround and large front and rear facing windows floods the room with natural light. A formal dining room adjoins the kitchen/diner, where uPVC French doors open directly onto the rear garden.

The dining kitchen is well appointed with an extensive range of base and eye-level units, complementary laminate work surfaces with matching upstands, and a host of premium Neff appliances including an induction hob, double oven, and integrated dishwasher. There is also space for a fridge/freezer and dining table, along with an external door to the side of the property and integral access into the double garage. The double garage houses the recently installed heating system including a Worcester Bosch boiler and pressurised hot water cylinder, as well as an electric remote-controlled up-and-over door.

To the first floor, a spacious landing with airing cupboard and loft access serves five double bedrooms. The principal suite enjoys fitted wardrobes and a contemporary en-suite shower room featuring a corner electric shower, vanity unit, towel rail, and dual flush WC. Bedrooms three, four, and five all benefit from fitted wardrobes, while bedroom two is a generous double with ample space for additional furniture. The family bathroom is well appointed with a panelled bath with shower over, pedestal basin, WC, chrome towel rail, and tiled flooring.

Externally, the property's corner position affords sweeping, landscaped gardens that wrap around the house, offering multiple areas for relaxation and play. To the rear, a beautifully designed retreat incorporates a shaped lawn, mature planting, a large patio seating area, a timber storage shed, and a greenhouse. Parking provision is exceptional, with a two-car driveway to the front, an integral double garage, and a second gated parking area to the side with a timber car port in situ.

Langho is a highly sought-after Ribble Valley village, offering an excellent blend of countryside living and modern convenience. Surrounded by beautiful scenery and with direct rail links to Manchester, the village is home to a well-regarded primary school, traditional pubs, and scenic walking routes. Nearby Whalley and Clitheroe provide a wider range of shops, restaurants, and amenities, making Langho an ideal choice for families and professionals alike.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (70).

Council Tax

Band F.

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.

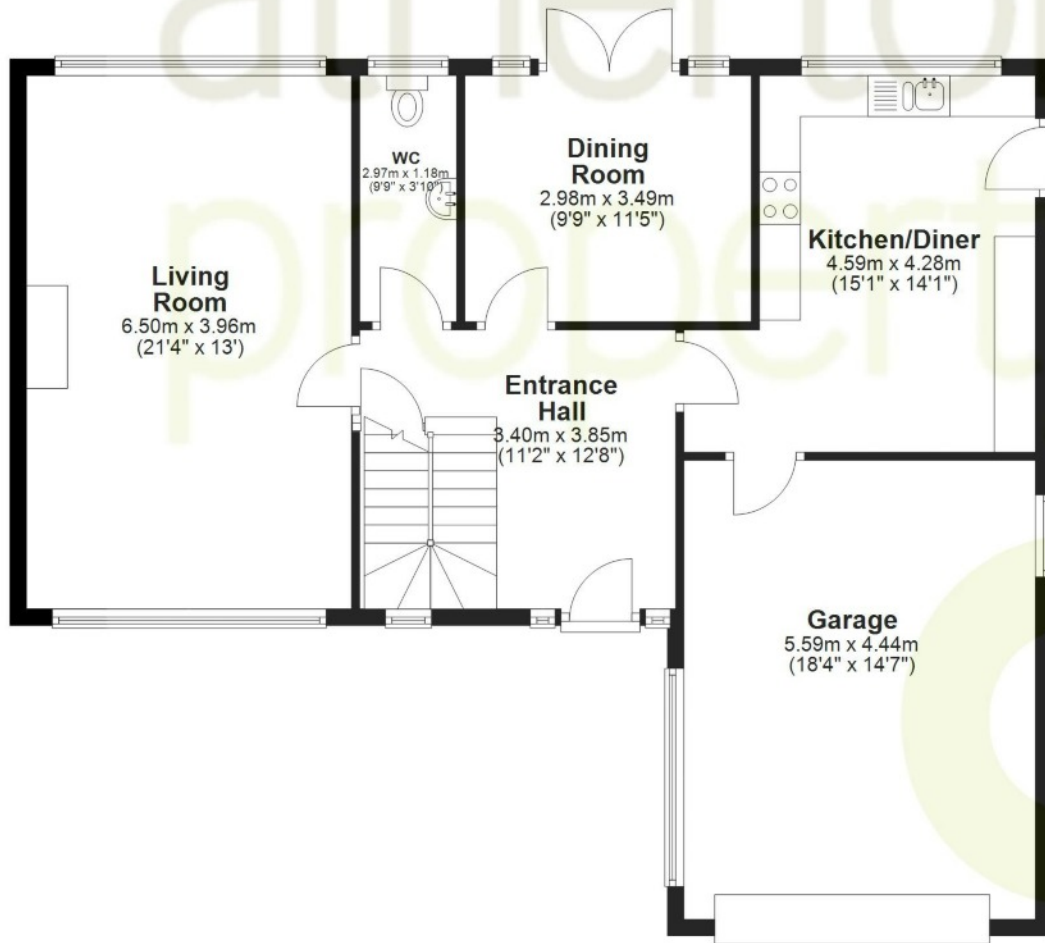
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Main area: approx. 71.4 sq. metres (768.7 sq. feet)
Plus garages, approx. 24.8 sq. metres (267.2 sq. feet)



First Floor

Approx. 88.9 sq. metres (957.4 sq. feet)



Main area: Approx. 160.4 sq. metres (1726.1 sq. feet)

Plus garages, approx. 24.8 sq. metres (267.2 sq. feet)





