



athertons  
property & land





Set within one of the Ribble Valley's most sought-after locations, Brook Side Close in Whalley is a truly exceptional three-bedroom detached residence. Tucked away on a private road in the heart of the village, the home enjoys beautiful surrounding aspects, excellent privacy, and the rare advantage of a sheltered, south-facing garden. Recently transformed by its current owners through an extensive programme of refurbishment and reconfiguration, the property is now presented to the highest modern standards while retaining timeless comfort and style.

The works undertaken leave nothing to chance: a full rewire, new radiators and pipework, re-plastered walls, new UPVC double-glazed windows and doors, and landscaped front and rear gardens all ensure peace of mind. A state-of-the-art mechanical ventilation system has also been installed, providing a continuous supply of fresh, filtered air, reducing humidity and condensation, and improving overall indoor air quality - ideal for healthy, energy-efficient living. A brand-new kitchen and bathrooms, oak doors throughout, and quality finishes at every turn complete this immaculate renovation. Externally, there is plentiful off-road parking for up to six vehicles, alongside an attached double garage with electric door and utility area.

A canopied porch leads into a welcoming L-shaped entrance hallway, finished with wood-effect LVT flooring. From here, all rooms are accessed, with the heart of the home being the breathtaking open-plan kitchen, dining, and living area. This contemporary space is superbly designed with a bespoke fitted kitchen incorporating cream base and wall units, glass-fronted and curved cabinetry, and a large central island topped with Quartz work surfaces. Integrated Neff appliances include twin ovens, a five-ring gas hob, dishwasher, wine fridge and fridge freezer all complemented by LED spotlighting and discreet extraction via the mechanical ventilation system. Ample space is provided for a dining table and lounge furniture, centred around a charming stone decorative fireplace and feature anthracite vertical radiators. The lounge area incorporates a 3 panel by-fold door to the rear patio.

The bedroom accommodation is equally impressive. The principal suite is a generous double, benefitting from a stylish en-suite shower room finished in the same contemporary style as the family bathroom, complete with walk-in mains rainfall shower. Bedroom two is another spacious double, while bedroom three - currently fitted with wardrobes—makes an ideal dressing room or comfortable single. The family bathroom includes a panelled bath with overhead shower and screen, vanity wash basin, dual-flush WC, and tiled elevations.

Externally, the home continues to impress. The south-facing rear garden enjoys a raised, sheltered position that ensures complete privacy and year-round sunlight. A paved patio provides ample space for outdoor furniture and entertaining, while a neatly lawned area with planted borders adds greenery and charm. Pathways wrap around the property, leading to the front, where a substantial tarmac driveway with stone wall borders provides off-road parking for six vehicles. The attached double garage features a wide electric up-and-over door, side access from the garden, wall-mounted boiler, fitted base and wall units incorporating a single draining stainless steel sink unit and plumbing for auto washer and vented tumble dryer - ideal for practical family living.

The historic village of Whalley is one of the Ribble Valley's most sought-after locations, offering the perfect balance of charm, convenience, and community. Centred around the iconic Whalley Abbey and the River Calder, the village is home to independent shops, cafés, pubs, and highly regarded restaurants, alongside everyday essentials such as a pharmacy, post office, and medical centre.

Families benefit from excellent local schools, with Clitheroe Royal Grammar School close by, while commuters enjoy superb transport links via Whalley train station and the nearby A59. Surrounded by rolling countryside and scenic riverside walks, yet well connected to larger towns and cities, Whalley combines rural tranquillity with modern convenience—making it a truly desirable place to live.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

D (61).

## Council Tax

Band E.

## 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.

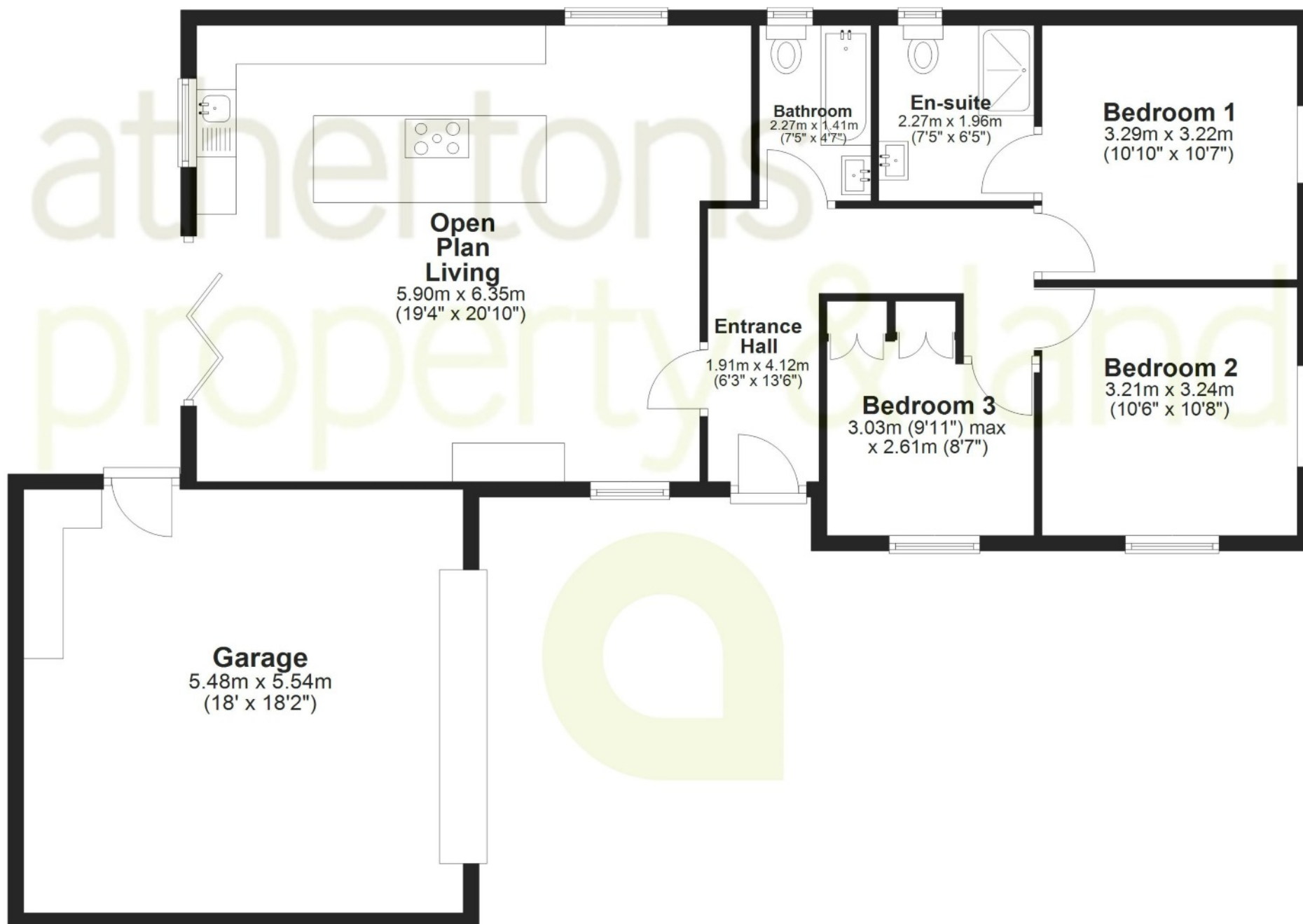
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility 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).









Main area: Approx. 85.4 sq. metres (918.8 sq. feet)

Plus garages, approx. 30.4 sq. metres (326.8 sq. feet)











