





An exceptional five-bedroom detached family residence, occupying one of the most impressive plots on the highly sought-after Calderstones Park development in Whalley. Set within beautifully landscaped gardens and enjoying a private corner position, the property commands far-reaching westerly views across open fields towards Longridge Fell and Dunsop Bridge – an idyllic setting rarely found within a development of this nature.

Meticulously maintained and extensively upgraded in recent years, the property combines modern finishes with versatile living spaces designed around family lifestyles. Tiled bathrooms, open-plan kitchen, dining and lounge areas, together with multiple reception rooms, provide both style and practicality. In addition, the ground floor has been thoughtfully extended to create further accommodation, currently arranged as a generous home office with its own independent access. This versatile suite is ideally suited to those seeking a dedicated workspace or wishing to operate a small business from home, and with its private entry lends itself perfectly to a variety of uses.

Extending to approximately 2,862 sq ft (excluding garage), the accommodation flows effortlessly across two floors.

The welcoming entrance hallway is finished with slate tiled flooring and features a return staircase, under-stairs storage, and a stylish two-piece cloakroom. The spacious living room, with its feature log-burning stove and French doors opening onto the rear garden, creates a warm and inviting family and entertaining space. A further office or studio lies adjacent, incorporating the single-storey extension, filled with natural light and offering excellent flexibility for private or professional use.

To the rear, the heart of the home is the open-plan kitchen, dining, and snug. Designed with both family living and entertaining in mind, this light-filled space is fitted with an extensive range of base and eye-level units with black granite work surfaces, complemented by a central island with oak breakfast bar. Quality appliances include a Neff induction hob with extractor, Hotpoint double oven, integrated fridge-freezer, and dishwasher. Amtico herringbone flooring adds elegance throughout, flowing into the snug where a bespoke media wall with fitted shelving and cabinetry completes the space. Crittall French doors and a striking feature window flood the area with natural light and open directly onto the garden.

The first-floor galleried landing leads to the house bathroom and five generously proportioned bedrooms, two of which enjoy en-suite facilities. The principal suite is a luxurious retreat, featuring a dressing room, fitted wardrobes, and a stylish en-suite with walk-in rainfall shower, wall-mounted WC, and vanity wash basin. A second large bedroom, located above the garage, also benefits from its own en-suite and dressing area, currently used as a small office. The remaining bedrooms are well-sized and enjoy pleasant aspects and excellent privacy, while the family bathroom is fitted with a contemporary four-piece suite comprising a freestanding bath, rainfall shower cubicle, vanity wash basin, and wall-mounted WC, all finished with elegant tiling and feature lighting.

The grounds have been thoughtfully landscaped to provide year-round enjoyment. To the side, a west-facing garden offers multiple patio and seating areas – the perfect spot to enjoy afternoon and evening sunsets over the surrounding farmland. To the rear, the garden is mainly laid to lawn with a further patio, mature tree-lined borders for privacy, and gated side access to the front, where a four-car driveway leads to the attached double garage with twin up-and-over doors.

Whalley is one of the Ribble Valley's most desirable and historic villages, combining a beautiful countryside setting with a thriving café culture and strong sense of community. Centred around its charming high street and the historic Whalley Abbey ruins, the village offers excellent amenities including independent shops, restaurants, and traditional pubs. The area is renowned for outstanding schools, both state and independent, such as Stonyhurst, Oakhill College and Moorlands. With the Forest of Bowland on the doorstep, easy access to open countryside, and strong transport links, Whalley perfectly balances rural charm with modern convenience.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold. Estate management charge £142.88 per annum.

### Council Tax

Band F.

### Energy Rating (EPC)

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 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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.













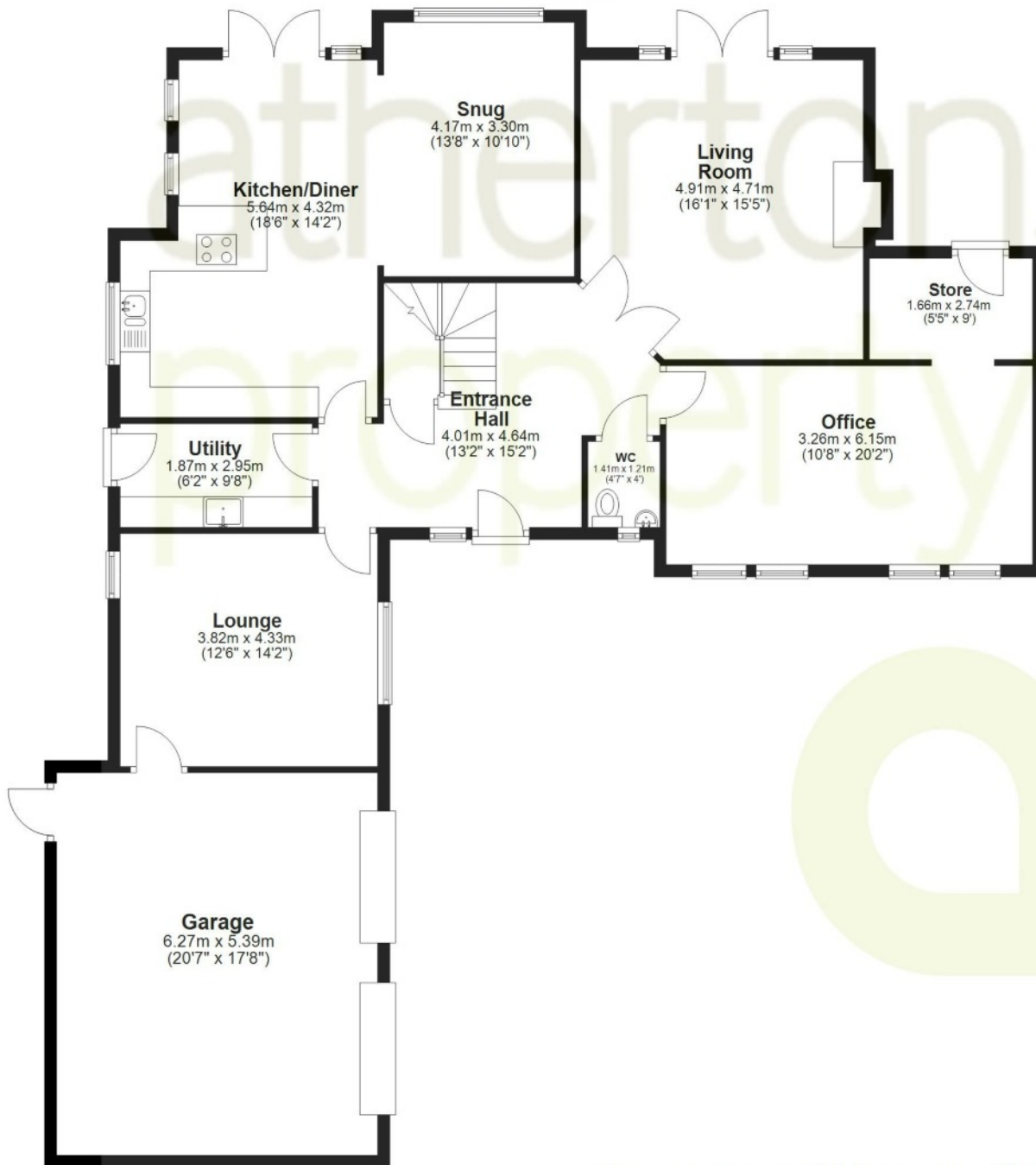






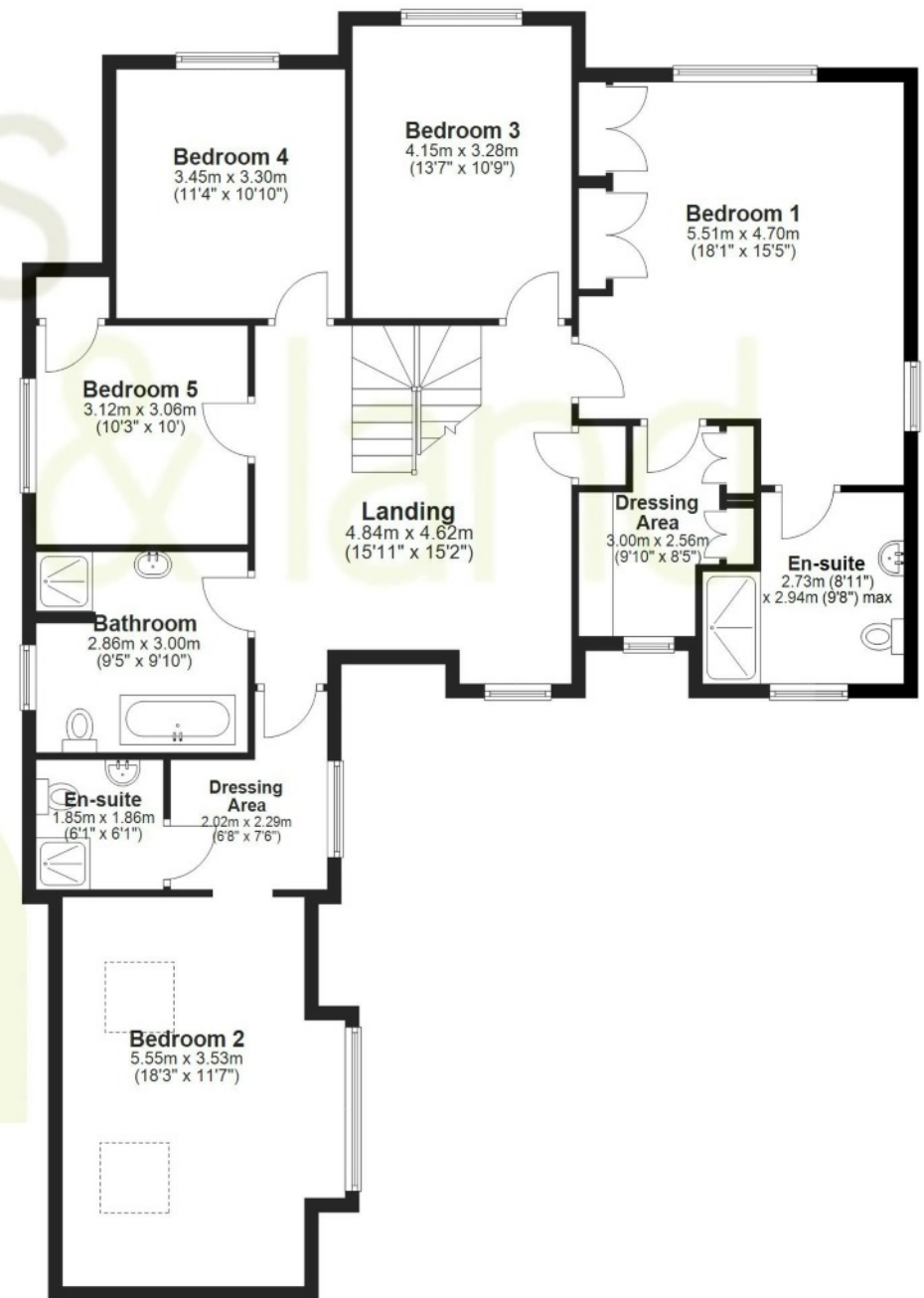
## Ground Floor

Main area: approx. 127.5 sq. metres (1372.7 sq. feet)  
Plus garages: approx. 33.8 sq. metres (363.8 sq. feet)



## First Floor

Approx. 138.4 sq. metres (1489.3 sq. feet)



Main area: Approx. 265.9 sq. metres (2862.0 sq. feet)  
Plus garages: approx. 33.8 sq. metres (363.8 sq. feet)





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# 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