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An outstanding five-bedroom detached family residence, occupying a generous corner plot within one of Whalley's most desirable residential areas. Extending to approximately 2,374 sq ft (excluding annexe) and finished to an exceptional standard, the property has been comprehensively reconfigured, extended, and refurbished to offer spacious, light-filled accommodation with high-quality fixtures and versatile living spaces, creating a beautiful family home.

Features include multiple aluminium bi-folding doors, additional bay windows, two driveways providing parking for several vehicles, and a detached one-bedroom cabin/annexe constructed in 2022. Enjoying open aspects across neighbouring fields and landscaped wraparound gardens, Barley Close perfectly blends contemporary living with a peaceful village setting.

A glazed entrance porch with exposed brick detailing opens into an L-shaped hallway with U-shaped stairs to the first floor, an under-stairs storage cupboard, and a two-piece WC. The living room, converted from the original garage, offers a generous reception space with twin bay windows, a granite and stone fireplace housing a gas log-effect stove, and aluminium bi-fold doors opening onto the garden. A separate study provides an ideal home office or children's playroom, enjoying a pleasant front aspect.

The property's centrepiece is the open-plan kitchen, dining, and family area, designed for modern family life and entertaining. This bright, open space features exposed stone detailing, two sets of aluminium bi-folding doors to the garden, partial underfloor heating, marble-effect worktops, and a large breakfast bar. Quality fittings include a Rangemaster cooker with gas hob and extractor, Quooker tap, dual Belfast sinks, integrated wine fridge, and provision for an American-style fridge-freezer. A practical utility room with fitted units, sink, integrated fridge/freezer, and plumbing for laundry appliances adjoins the space, while a useful store/workshop with French doors to the rear garden and a Velux window offers further flexibility.

To the first floor, the principal bedroom suite enjoys a large bay window with a Juliette wrought-iron balcony offering open countryside views, ample space for wardrobe furniture, and a contemporary three-piece en-suite with walk-in shower and tiled elevations. A second double bedroom also features a private en-suite, while three further bedrooms—two with fitted wardrobes—are served by a modern four-piece family bathroom with a panelled bath and shower over, tiled elevations, walk-in shower cubicle, and alcove shelving.

Externally, the property benefits from two tarmacadam driveway areas, providing extensive off-road parking and open access to the rear. The landscaped gardens wrap around the property, featuring split-level lawns, paved patios, and a stone pond with water feature. Fenced borders over adjoining fields offer excellent privacy, while the west-facing aspect ensures sunshine throughout the afternoon and evening.

Positioned within the garden, the one-bedroom cabin/annexe offers an exceptional self-contained space comprising a breakfast kitchen with integrated appliances, an open-plan living and bedroom area, and an en-suite shower room with storage. Fully double-glazed, with electric heating and composite decking, it provides ideal accommodation for guests, independent family members, or home business use.

Situated within easy walking distance of Whalley's vibrant high street, Barley Close offers the perfect balance of contemporary family living, flexible work-from-home options, and the rural charm for which the Ribble Valley is renowned. Whalley is one of the area's most desirable and historic villages, celebrated for its café culture, boutique shops, and excellent schools including Stonyhurst College, Oakhill, and Moorlands. With open countryside and the Forest of Bowland nearby, yet excellent transport links to Clitheroe, Blackburn, and Manchester, Barley Close perfectly balances refined family living with rural tranquillity at the heart of the Ribble Valley.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

B (85).

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

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.



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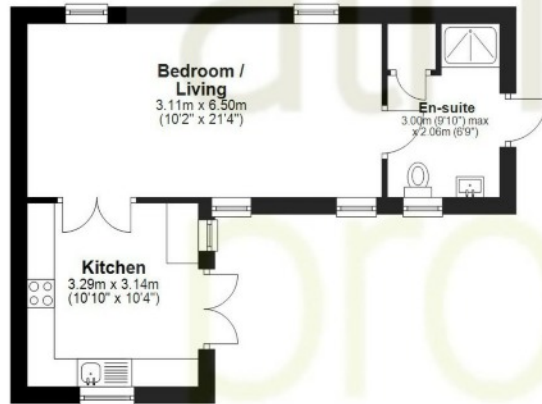






Ground Floor

Main area: approx. 119.9 sq. metres (1290.6 sq. feet)
Plus outbuildings: approx. 30.9 sq. metres (332.2 sq. feet)



First Floor

Approx. 100.7 sq. metres (1083.6 sq. feet)



Main area: Approx. 220.6 sq. metres (2374.2 sq. feet)
Plus outbuildings: approx. 30.9 sq. metres (332.2 sq. feet)



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meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Nick Cunliffe
Estate Agent