



Set within the prestigious Northcote Park development in Langho, Northcote House is an exceptional four-bedroom detached residence that represents the pinnacle of contemporary luxury living. Exquisitely refurbished and transformed, Northcote House has been extensively upgraded and improved both internally and externally. The home sits proudly within a fully walled, wide plot with stunning front-facing views framed by sliding sash windows and is approached through remote-controlled electric gates that open onto a spacious resin driveway. Beautifully landscaped gardens, complete with a tranquil Koi pond, hardwood decking, and tropical planting frame the house with a sense of elegance and serenity, while extensive LED lighting illuminates both the exterior and pathways, giving the property a striking presence by night.

Every element of the home showcases the highest standards of design and craftsmanship. A grand double-height entrance hallway, finished in polished floor tiling, provides an impressive introduction and leads via a sweeping feature staircase to the first floor. To the rear of the property lies the spectacular open-plan kitchen, dining, and family room, boasting ample natural light from multiple Velux rooflights and dual sets of aluminium bi-fold doors, along with an Opus log-burning stove and a split slate-backed media wall.

The kitchen itself is a SieMatic design by Stuart Frazer, combining cutting-edge functionality with exquisite contemporary styling. It features a range of premium integrated appliances including a Bora induction hob with integrated extractor, Quooker hot and cold tap with sparkling water, Siemens double oven and plate warming drawer, wine fridge, Siemens full-length fridge and freezer, and a substantial breakfast bar that links effortlessly to the adjoining family area. A thoughtfully designed wine room, large utility room with fitted storage, and one of two downstairs cloakrooms enhance both convenience and sophistication.

Elsewhere on the ground floor, the lounge provides a refined retreat, featuring a contemporary remote-controlled living flame fire and views over the front garden. The showpiece cinema room offers an immersive entertainment experience, complete with a 4K UHD Sony projector, Dolby Atmos surround sound, reclining seating, and smart lighting, the perfect space for family enjoyment or hosting guests.

A striking galleried landing introduces the first-floor accommodation, where four beautifully appointed bedrooms await. The principal suite is a spacious retreat complete with its own dressing room and a luxurious en-suite bathroom featuring twin wash basins, a freestanding bath, and a generous walk-in shower. Bedroom two also benefits from a private en-suite, while the remaining bedrooms share a stylish four-piece family bathroom - each space showcasing the same attention to detail and superior finish found throughout.

Northcote House is equipped with a fully integrated Control4 Smart Home Automation System, offering intuitive touchscreen management of lighting, underfloor heating, media, and security systems. The technology seamlessly connects every element of the home, from controlling the Velux rooflights and garden speakers to monitoring the CCTV with live recording and playback ensuring effortless comfort, entertainment, and peace of mind at the touch of a button.

Externally, the gardens have been landscaped to provide a sanctuary of colour and tranquillity. The Koi pond with cascading waterfall forms the centrepiece, surrounded by tropical foliage including palms, cordylines, and Australian tree ferns. Hardwood decking, a substantial Indian stone seating area, and a spacious lawn create distinct zones for relaxation and entertaining, while the woodland backdrop ensures privacy and a sense of seclusion. A large double garage with electric doors and a pedestrian side entrance complements the ample driveway parking.

Langho is a highly regarded village offering the perfect balance of rural charm and modern convenience. With a welcoming community, local pub, village shop, and primary school, it is ideally placed for family life. Excellent road and rail connections provide easy access to Clitheroe, Blackburn, Preston, and Manchester, with Langho train station just a short walk away. Surrounded by rolling countryside, scenic walking routes, and the culinary excellence of Northcote on its doorstep, Northcote House presents a rare opportunity to enjoy refined living in one of the Ribble Valley's most exclusive residential settings.

Services

All mains services are connected.
Under floor heating to ground floor.
Control4 smart home system.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

B (86).

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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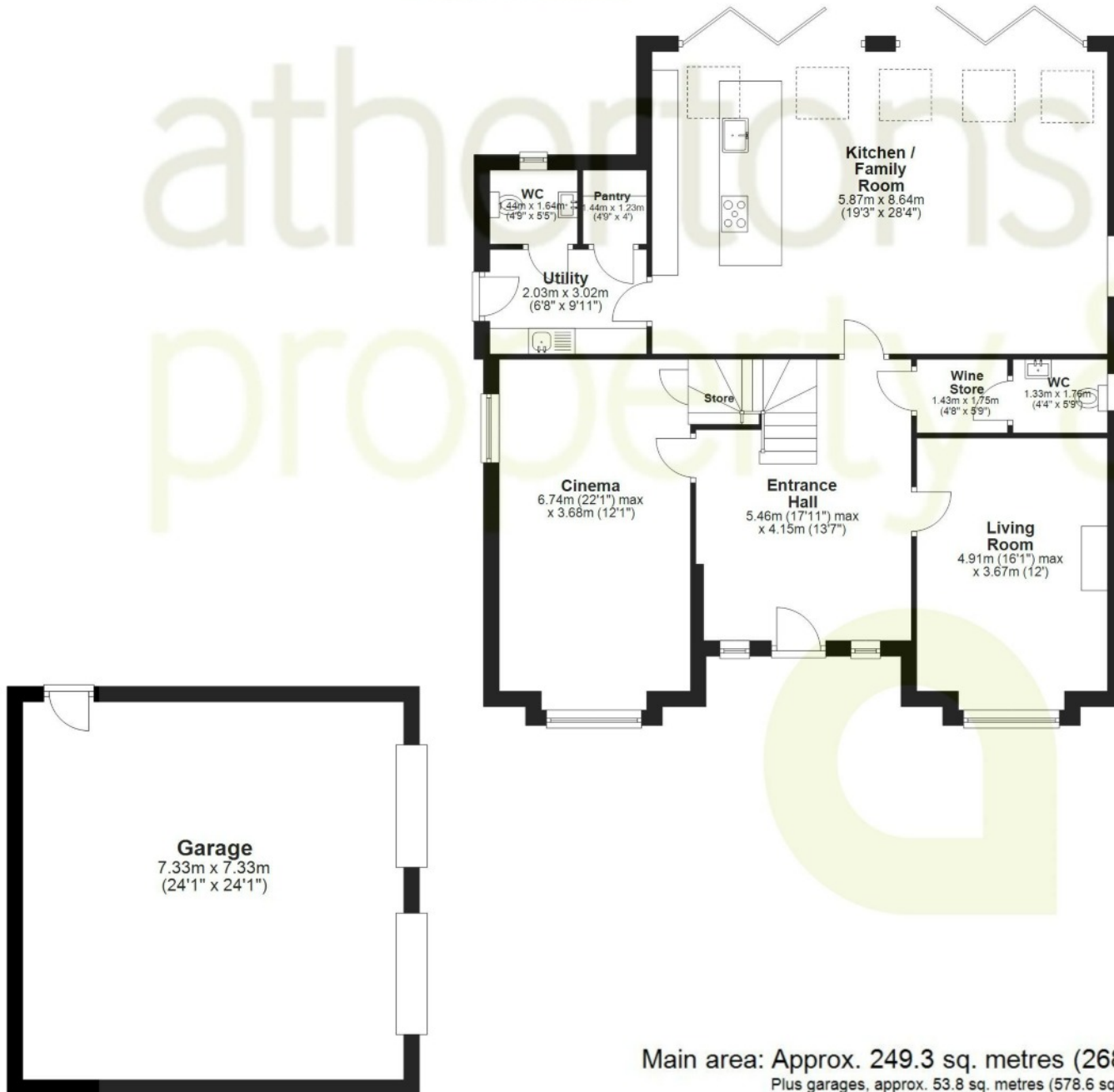


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Ground Floor

Main area: approx. 135.1 sq. metres (1454.6 sq. feet)
Plus garages, approx. 53.8 sq. metres (578.6 sq. feet)



First Floor

Approx. 114.1 sq. metres (1228.4 sq. feet)



Main area: Approx. 249.3 sq. metres (2683.0 sq. feet)
Plus garages, approx. 53.8 sq. metres (578.6 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