



Lowood is an exceptional detached family residence of considerable scale and distinction, extending to approximately 4,320 sq ft of flexible and versatile living space, and occupying a commanding plot within one of Read's most desirable residential settings. Situated on Whins Lane, a quiet and well-established road on the outskirts of the village, the property enjoys an elevated southerly aspect with far-reaching valley views and a tranquil sense of rural privacy, whilst remaining within easy reach of Whalley and the wider Ribble Valley.

Approached via impressive electric wrought-iron entrance gates, a sweeping block-paved driveway, offering parking for ten or more vehicles, leads past the double garage to the principal entrance. A stone-framed doorway opens into an expansive reception hall, finished with Amtico flooring and featuring two separate staircases rising to the first floor.

The ground-floor accommodation offers a superb balance of formal and informal living spaces. The snug provides an intimate retreat, while the dining room is a light-filled and spacious setting, comfortably accommodating a twenty-seat table, ideal for entertaining on a grand scale. Two ground-floor cloakrooms serve the reception areas, one housing one of the property's three boilers and a hot water cylinder.

At the heart of the home lies the bespoke kitchen, appointed to an exceptional standard with granite work surfaces, grey base and eye-level cabinetry, and an array of Neff integrated appliances, including four ovens, two dishwashers, a five-ring gas hob with extractor, and provision for an American-style fridge/freezer. The large central island and breakfast bar, together with underfloor heating, ensure both comfort and practicality. To the rear, a sun room with uPVC French doors opens directly to the patio and gardens, while an adjoining games and living room features twin bay windows, a timber bar with storage, and a decorative central fireplace making it a relaxed and sociable family space.

To the opposite side of the entrance hall are two well-proportioned double bedrooms, one fitted with bespoke wardrobes and furniture, together with an adjacent WC. An internal door provides access to the double garage and a utility room housing a further boiler and hot water cylinder.

The first floor is arranged to provide five double bedrooms, approached via the two separate staircases. The principal suite commands superb panoramic views across the valley and incorporates two dressing areas and a luxurious four-piece en suite bathroom. A further bedroom enjoys a dressing area and en suite shower room, while the remaining double bedrooms are served by a en suite shower room and large family bathroom with designer suites, all finished to a high contemporary standard.

Externally, Lowood is set within generous, landscaped gardens bordered by mature laurel hedging to ensure complete privacy. An Indian stone pathway encircles the property, linking the recently extended front and rear gardens. To the rear lies a magnificent outdoor entertaining area with an Indian stone terrace, composite decking with integrated seating, lawns, and a hot tub area - all taking full advantage of the open valley views beyond.

Lowood represents a rare opportunity to acquire a substantial, beautifully finished family home offering versatility, privacy, and elegance in equal measure - perfectly embodying the quality and lifestyle for which the Ribble Valley is renowned. Located in the idyllic village of Read, at the heart of one of Lancashire's most desirable areas, the property is just a short drive from Whalley and Wiswell, where you'll find an abundance of award-winning restaurants, cosy pubs, and independent shops. With excellent transport links, including the A59 and motorway connections to Manchester and Preston, Read is a prime spot for commuters seeking the peace and beauty of rural living. The wider Ribble Valley is celebrated for its rolling countryside, welcoming communities, and outstanding schools, offering the perfect blend of country charm and modern convenience. It's easy to see why this area is so highly sought after.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

D (62).

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 (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.







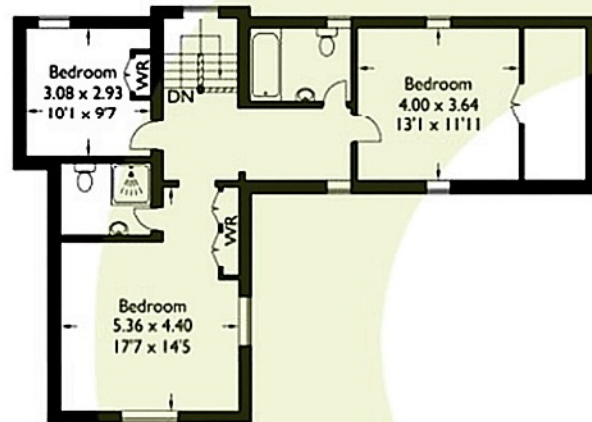
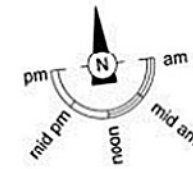


Lowood

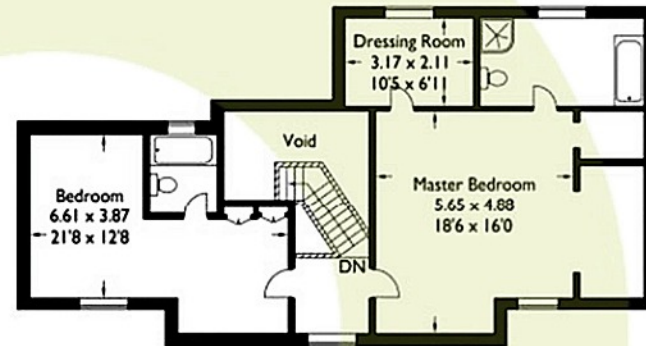
Approximate Gross Internal Area : 370.39 sq m / 3986.84 sq ft

Garage : 30.93 sq m / 332.92 sq ft

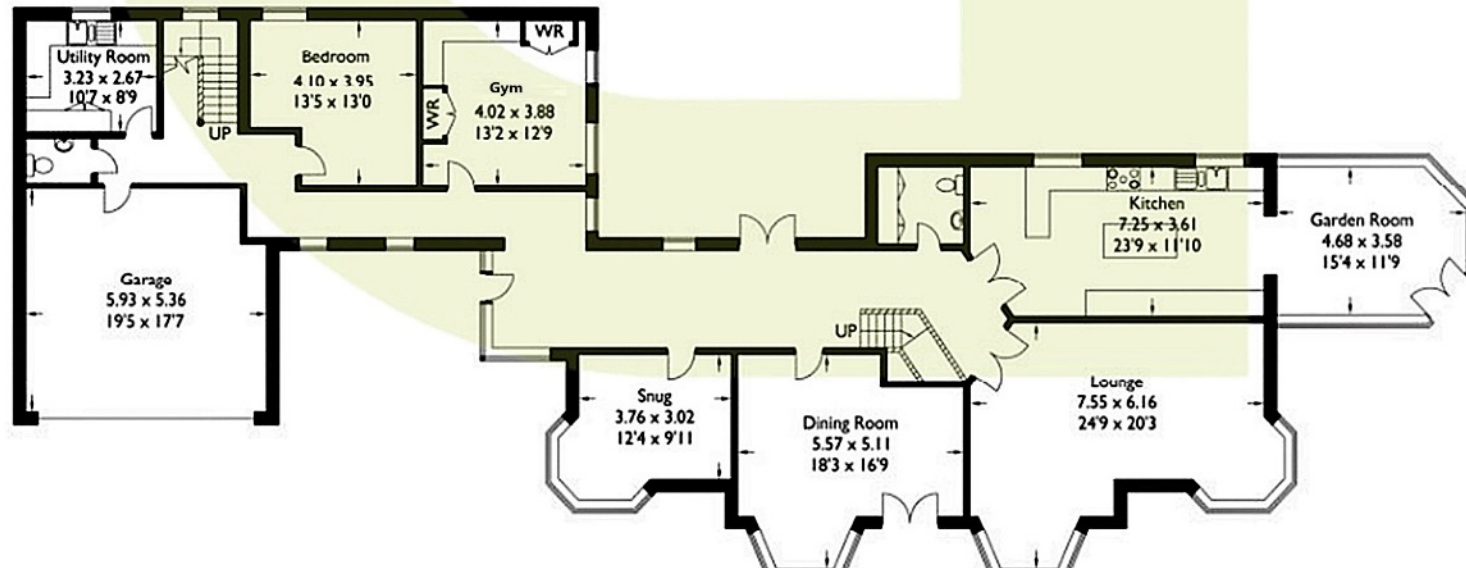
Total : 401.32 sq m / 4319.77 sq ft



First Floor



First Floor



















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



Robin Astles
Estate Agent