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Talbot Bridge, Bashall Eaves, Ribble Valley
Offers Over £450,000



Set amidst breathtaking open countryside with uninterrupted southerly views across the valley, this delightful two-bedroom detached bungalow is perhaps the finest hidden gem to grace the market this year. Peacefully positioned and rich in character, the property offers an exceptionally rare opportunity to acquire a dream rural retreat with further scope for enhancement, including the potential to create an annexe, home office, or guest suite.

Formerly Victorian kennels and converted into a residence over 40 years ago, the bungalow has recently undergone significant refurbishment, blending its charming origins with a host of modern upgrades designed for comfort, efficiency, and long-term peace of mind. With a Gross Internal Area of approximately 1,026 sq ft (including annexe), it is a home of both intimacy and opportunity.

The current owners have already completed an impressive programme of works, including a rewire, re-plumbing, newly installed insulation, a new bathroom, updated décor in the lounge, and the addition of a full mechanical ventilation system. The property also benefits from a new air source heat pump, water treatment plant, solar panels, an electric battery storage system, and numerous other improvements — ensuring the home is future-ready, energy-efficient, and far more cost-effective to run.

A pathway leads up stone steps to the UPVC double-glazed front door, opening into the entrance hallway. The front lounge is a beautifully proportioned reception space, featuring UPVC double-glazed windows, a vaulted ceiling, and a central brick fireplace that creates an inviting focal point. Fresh décor enhances the natural warmth and charm of this room, with oak-effect flooring and deep window sills. A UPVC door opens into the conservatory — a bright, tranquil space with panoramic glazing and direct access to the garden, ideal for relaxation and enjoying the stunning views to the side.

The kitchen offers a practical and characterful layout, fitted with wall and base units, breakfast bar, integrated oven and microwave, and a single sink and drainer. An original stone-framed doorway leads into the inner hallway, while a pine door opens to the rear porch, which enjoys patio doors to the block-paved seating area at the rear of the property.

The bedroom accommodation is equally appealing. The front bedroom includes fitted wardrobes, a vaulted beam ceiling, and access to a front sun room — a further light-filled retreat with glazing and an external door. Bedroom one features fitted wardrobes and furniture, along with a vaulted ceiling. The recently renewed family bathroom now offers a modern finish alongside its generous proportions, including a walk-in rainfall shower with rustic subway-tiled elevations, tiled flooring, vanity wash basin, storage cupboard, dual-flush WC, and tiled flooring — an exquisitely finished space.

Adding further appeal is the separate stone-built annexe, attached to the neighbouring farmhouse. Currently used as an office and storage room, this open-plan space is full of potential — ideal as a guest bedroom, studio, office, or creative workspace.

Externally, the property sits within lovely garden areas positioned to take full advantage of the magnificent open southerly views. To the front, driveway parking for multiple vehicles leads to a detached stone-built single garage with dual-pitch slate roof, concrete floor, and electric supply. Surrounding the home are various seating areas; to the rear, a spacious block-paved seating area gives way to a flat, ready-made planting area or further potential seating. To the side of the property, adjoining the annexe, there is a spacious yard area, currently with Astroturf laid for a children's play area, and further planting and bedding areas to the opposite side.

Bashall Eaves, tucked away in the heart of the Ribble Valley, is a peaceful and highly sought-after rural village celebrated for its outstanding natural beauty and welcoming community. Surrounded by rolling countryside, riverside walks, and panoramic fells, it offers all the tranquillity of true country living while being just a short drive from the thriving market town of Clitheroe. Despite its rural setting, the area boasts excellent amenities, including acclaimed dining at the Red Pump & Bashall Barn and other nearby inns, well-regarded schools, and convenient access to leisure facilities and outdoor pursuits. Its blend of unspoilt landscapes, quality local amenities, and a strong sense of community makes Bashall Eaves one of the most desirable locations in the Ribble Valley.

Services

Air Source Heat Pump, drainage to Water Treatment Plant, Mains electricity, mains water, Solar Panels and Battery Storage, Mechanical Ventilation.

Tenure

We understand from the owners to be Freehold. Please note - there is a restrictive covenant restricting further building to the rear of the property.

Energy Performance Rating

B (88).

Council Tax

Band B.

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

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 licence) 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.

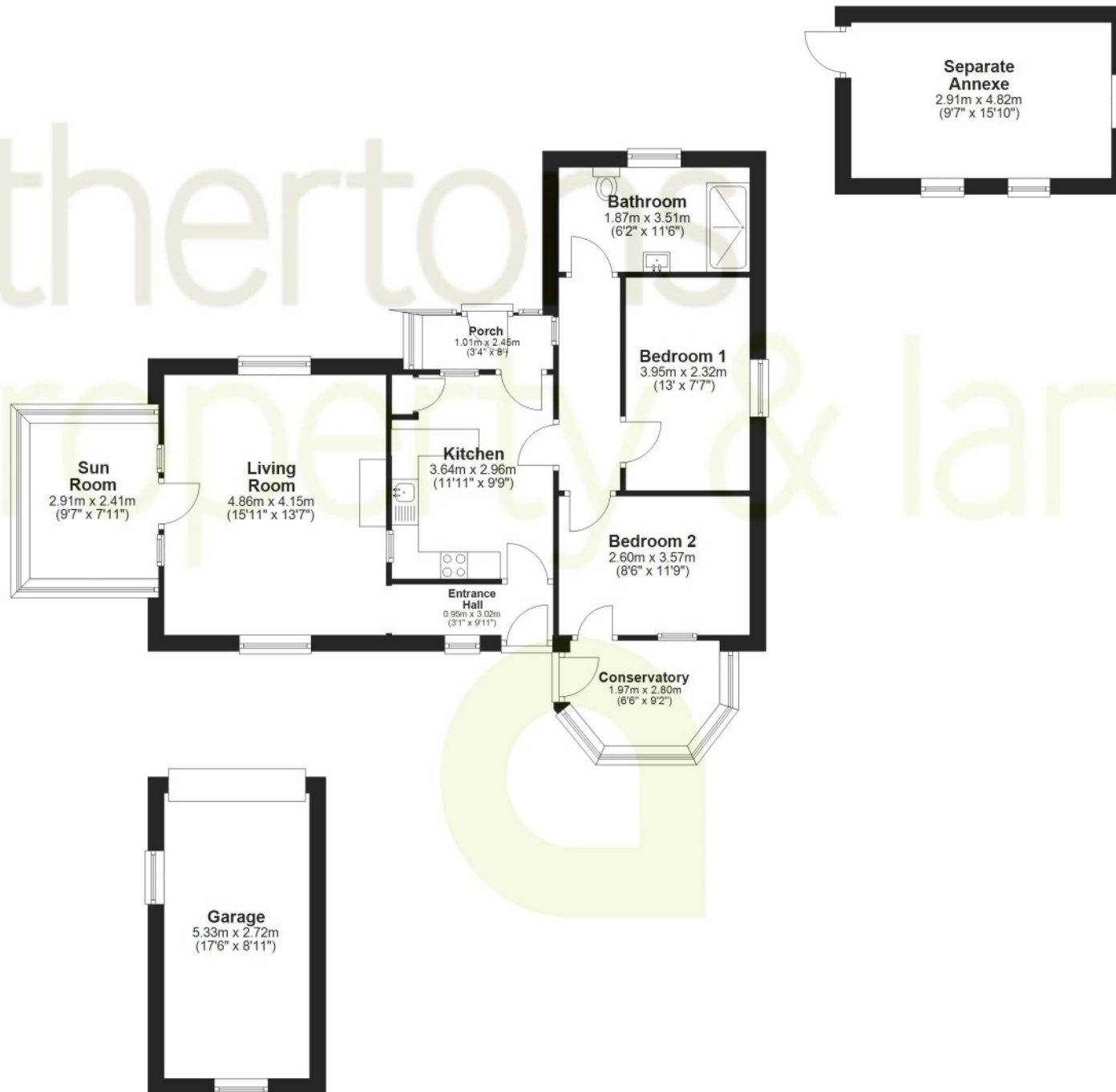
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Main area: approx. 95.4 sq. metres (1026.4 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.0 sq. feet)



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Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





