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property & land

Originally constructed as the village police station, Peelers is a distinguished detached residence of notable presence and character, occupying a prime position within the sought-after village of Inglewhite. Retaining the stature and proportions befitting its heritage, the home enjoys high ceilings to both ground and first floors, generous reception space and beautifully maintained mature garden. With four bedrooms, two bathrooms and three reception rooms alongside a conservatory, this substantial property combines timeless elegance with practical family living. A full re-roof has been undertaken in 2026, further reinforcing the care and investment afforded to the home.

Set on the edge of the village yet within easy reach of the main road and motorway network, Peelers offers the best of both worlds - peaceful rural surroundings with excellent connectivity. Beacon Fell, the Forest of Bowland and the Ribble Valley are all close at hand, placing open countryside, scenic walks and unspoilt landscapes right on the doorstep.

Approached via a tarmac driveway leading to a generous parking area and double garage, the home immediately conveys a sense of substance and quiet authority. The front door sits beneath an open porch and opens into an entrance vestibule, from which a further door leads into the principal sitting room.

The sitting room enjoys dual aspects to the front and side, allowing natural light to enhance the sense of space, while a brick fireplace provides a traditional focal point. The adjoining dining room, positioned to the side, connects seamlessly to the conservatory through a glazed door, creating a natural flow ideal for both family gatherings and entertaining.

The conservatory is a particularly attractive addition, framing lovely views across the mature gardens and the fields beyond. Patio doors open directly onto the stone terrace, allowing the interior to extend effortlessly into the outdoor space during the warmer months.

A separate lounge benefits from windows to two elevations and features a woodburning stove set within a fireplace, creating a warm and inviting atmosphere. The kitchen is a bright and welcoming room overlooking the rear gardens and open countryside. Fitted with a range of wall units, it is centred around an Aga which provides both warmth and character. An electric hob, provision for a dishwasher and oven, a one-and-a-half bowl sink and drainer, and a shelved pantry positioned just off the kitchen ensure practicality sits comfortably alongside charm. The boiler is located within the garage.

The staircase rises to a spacious first-floor landing leading to four well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys views to the rear, fitted wardrobes and an en-suite comprising bath, WC and wash basin set within fitted cabinetry. Bedroom two includes fitted wardrobes and a wash basin within a vanity unit, while bedroom three offers views to the front along with fitted wardrobes and bookshelves. Bedroom four also faces the front and incorporates a wash basin within a unit.

The family bathroom is generously appointed with a bath, separate shower, bidet, wash basin, WC and heated towel rail, with the airing cupboard housing the cylinder also located here.

Externally, the property continues to impress. The large double garage features up-and-over doors and provides space for two vehicles as well as coal store, WC and the oil fired single boiler. To the rear, mature gardens include an expansive stone patio ideal for outdoor dining, additional seating areas, sweeping lawn, a pond and established shrubs and planted borders. The grounds provide both privacy and versatility.

Peelers is a home of distinction - rich in character, well maintained and set within an enviable rural village setting. With its generous proportions, historic origins and proximity to some of Lancashire's most celebrated countryside, it presents a rare opportunity to acquire a residence of both presence and enduring appeal.

### **Services**

Main electric, oil fired central heating, mains water, drainage to water treatment plant

### **Tenure**

We understand from the owners to be Freehold.

### **Council Tax**

Band G.

### **Energy Rating (EPC)**

E (40).

### **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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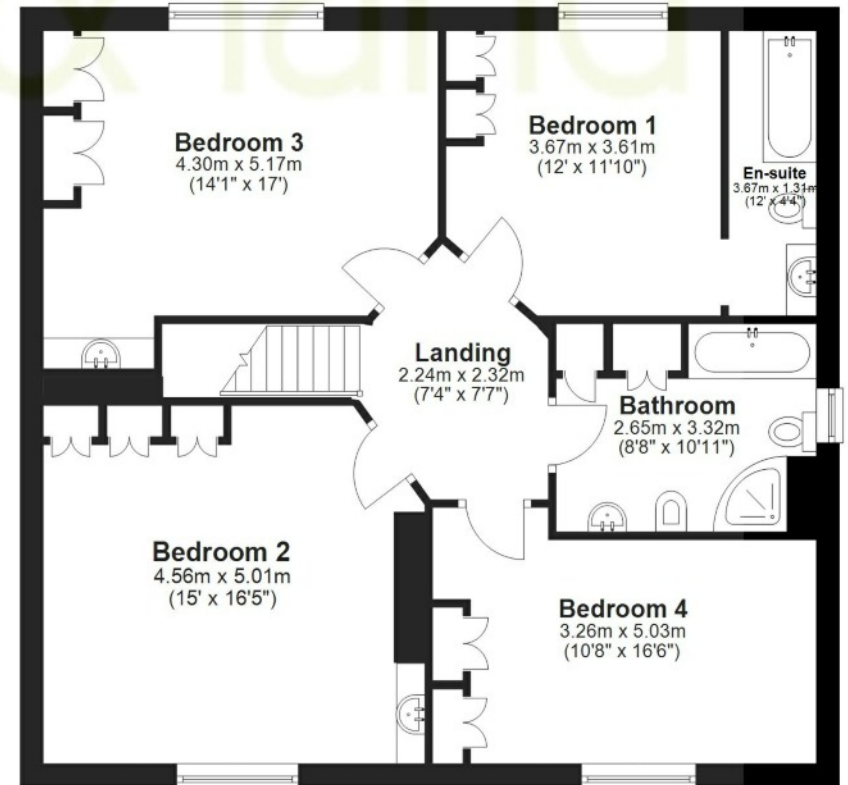
## Ground Floor

Main area: approx. 124.8 sq. metres (1343.1 sq. feet)  
Plus garages, approx. 32.9 sq. metres (353.9 sq. feet)



## First Floor

Approx. 94.3 sq. metres (1014.6 sq. feet)



Main area: Approx. 219.0 sq. metres (2357.7 sq. feet)

Plus garages, approx. 32.9 sq. metres (353.9 sq. feet)

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









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# about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810  
Visit - [www.athertons-uk.com](http://www.athertons-uk.com)  
53 King Street, Whalley, BB7 9SP

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