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Knowsley Road West, Clayton-Le-Dale, Ribbles Valley BB1  
£500,000



A beautifully extended four-bedroom detached home in the heart of Clayton-le-Dale, offering space, style, and stunning surroundings. Situated in a peaceful and highly regarded part of Clayton-le-Dale, this superbly extended four-bedroom detached residence combines generous living space with quality finishes and picturesque views. The property benefits from landscaped gardens, ample off-road parking via a dual-access driveway and car port, and enjoys open views to the front. Immaculately maintained and thoughtfully updated, it provides the perfect blend of comfort, practicality, and contemporary design in one of the Ribble Valley's most desirable settings.

A tiled entrance porch with exposed stonework and glazed surround leads into a welcoming L-shaped hallway featuring oak-effect flooring, a cloak cupboard, and a tiled two-piece WC. Off the hallway lies a spacious double bedroom with a full wall of fitted wardrobes, offering versatility for guests, a home office, or additional living space.

The main living room is bright and well-proportioned, featuring a large picture window with open views, a remote-controlled gas fire with stone surround, and an adjoining snug area with French doors opening onto the rear garden - ideal for quiet relaxation or family gatherings.

Installed in 2022, the Pronorm German kitchen showcases exceptional design and functionality, fitted with quartz worktops and upstands, and a full range of Neff appliances, including an electric oven, combination microwave, induction hob with extractor, and integrated dishwasher. Additional highlights include a Quooker boiling water tap, wine cooler, pantry drawers, vertical radiator, and direct garden access.

The kitchen opens into a dining area and an impressive sun room extension, bathed in natural light from multiple skylights and triple-glazed windows. Sliding doors with remote controlled blinds open onto the rear patio, while integrated speakers and oak laminate flooring complete this stylish and sociable space. A connecting door provides access to the garage and utility area, which includes a sink, plumbing for a washer and dryer, additional appliance space, and excellent storage. The garage itself benefits from a manual up-and-over door to the front driveway.

A bright landing leads to three well-presented bedrooms and an airing cupboard housing the combination boiler. The principal bedroom enjoys dual-aspect Velux windows with far-reaching countryside views, fitted wardrobes and drawers, under eaves storage and a modern en suite featuring a walk-in shower, wash basin, and dual-flush WC. The second bedroom, also dual aspect, offers deep fitted storage and is currently used as the main bedroom. Bedroom four provides additional flexibility as a child's room, study, or home office. There is also loft access via an aluminium pull down ladder to the partially boarded loft. The family bathroom is fully tiled, fitted with a panelled bath, overhead mains shower, wash basin, and WC.

The rear garden is private and attractively landscaped, featuring two Indian stone patio seating areas, raised beds, and mature planting bordered by a stone wall to the rear- perfect for outdoor dining or peaceful enjoyment. A generous lawn and paved walkways extend around the property to the front. The block-paved driveway provides parking for several vehicles, complemented by a car port and easy access to the home's main entrance. Every aspect of the exterior reflects the same care and quality found throughout the interior.

Set within the scenic Ribble Valley, Clayton-le-Dale is a sought-after village that perfectly balances tranquil rural living with everyday convenience. Surrounded by open countryside yet just minutes from Whalley and Clitheroe, residents enjoy excellent transport links, including a local railway station with direct services to Blackburn, Clitheroe and Manchester, and easy access to the A59 and M6. The area is known for its friendly community, highly regarded schools, and leisure amenities such as Wilpshire Golf Club and numerous countryside walks. Offering accessibility, natural beauty, and a welcoming atmosphere, this location represents one of the Ribble Valley's most desirable residential addresses.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band E.

## 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 (a current passport or driving license) 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.

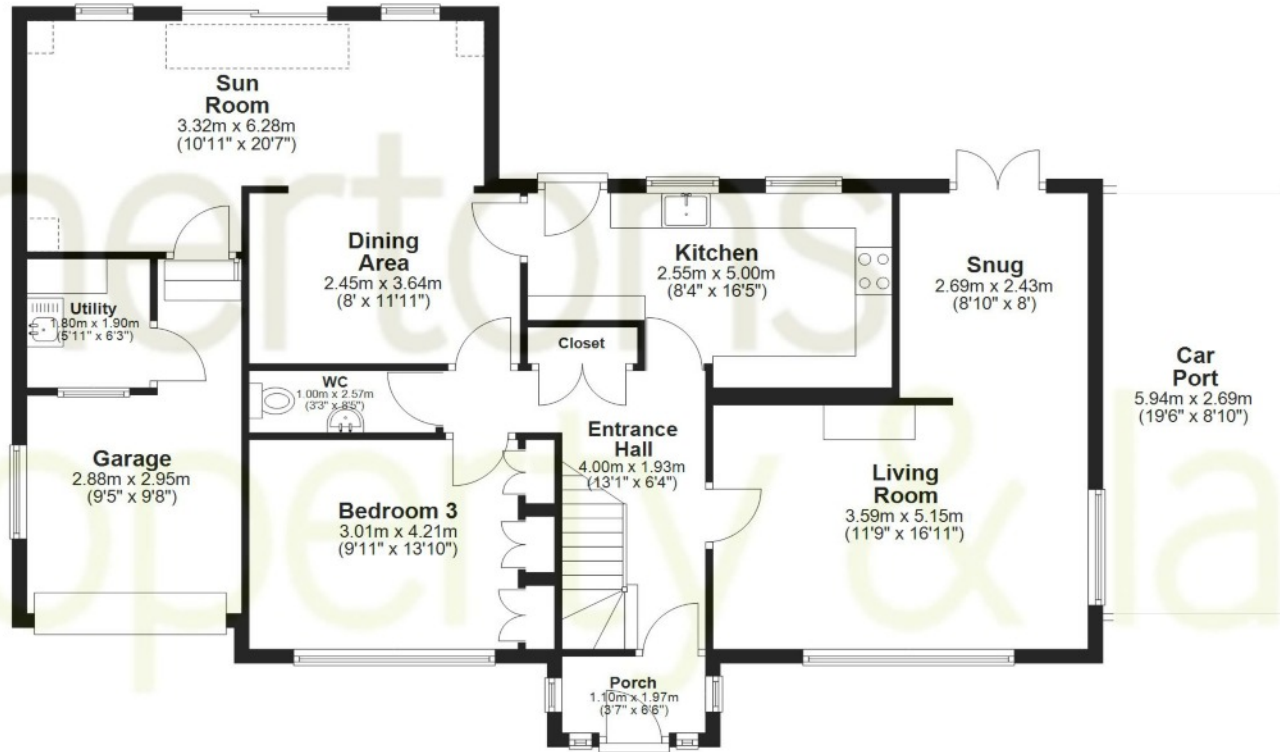
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





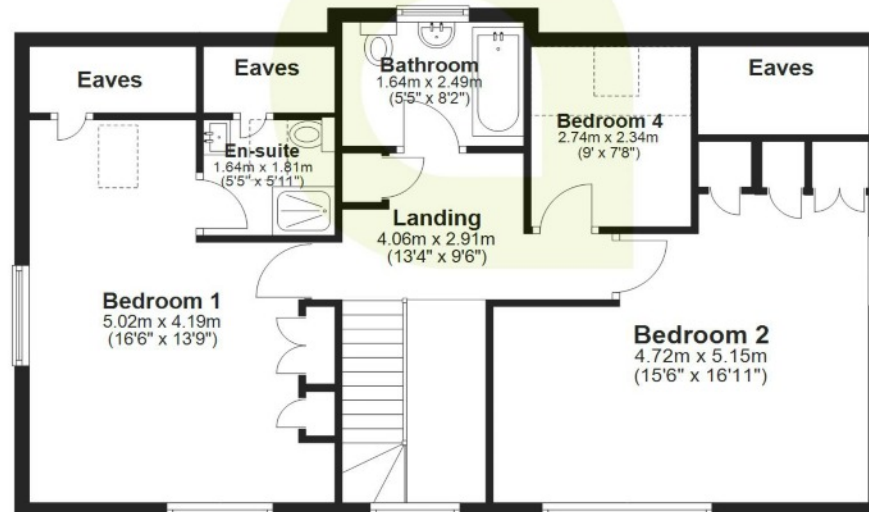
### Ground Floor

Approx. 105.3 sq. metres (1133.5 sq. feet)



### First Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



Total area: approx. 169.8 sq. metres (1827.9 sq. feet)





