



athertons
property & land

Occupying a superb rural position in the heart of the Ribble Valley, this beautifully presented stone-built farmhouse commands some of the area's finest views, extending across its own land towards Pendle Hill, Longridge Fell and the surrounding fells. Set within approximately 10 acres, the property combines a characterful family home with excellent equestrian facilities, offering a rare opportunity in one of Lancashire's most sought-after locations.

Rich in character, the farmhouse features exposed beams, stone fireplaces and well-proportioned accommodation extending to four reception rooms and four double bedrooms. The welcoming entrance hall leads to a characterful lounge with exposed beams, traditional clay-tiled flooring, a stone fireplace and an Esse log-burning stove, creating a warm and inviting space. The spacious living room features a further stone fireplace with Esse stove and a large bay window framing the surrounding countryside, while an adjoining home office provides an ideal space for remote working.

To the rear of the property, the farmhouse kitchen is fitted with an extensive range of shaker-style cabinetry, Corian work surfaces, pantry storage and integrated appliances. Enjoying views to the arena and the property's own fields, it forms the heart of the home, with a stable door opening directly onto the patio and gardens. A conservatory provides an additional reception area overlooking the gardens and surrounding countryside, while a practical utility and boot room with adjoining WC adds further convenience for everyday country living.

On the first floor are four generous double bedrooms. The principal bedroom enjoys fitted wardrobes, an en-suite shower room and outstanding views across the valley, while the remaining bedrooms are served by a family bathroom.

The grounds are a particular feature, with mature gardens surrounding the farmhouse and taking full advantage of the panoramic Ribble Valley views. Lawns, established planting and extensive Indian stone terraces provide excellent spaces for outdoor dining and entertaining. A cobbled driveway offers ample parking, with gated access leading through to the gardens and adjoining land.

Equestrian purchasers will be particularly attracted to the property. Accessed independently via a separate entrance from Saccary Lane, the yard provides ample parking with turning space for horseboxes and trailers. The yard includes seven stables, a barn, secure tack room, rug and feed room and quad shed, together with a 40m x 20m floodlit all-weather ménage and separate all-weather turnout paddocks. Extending to approximately 10 acres, the grazing land is divided into a number of well-fenced paddocks, with much of the fencing having been recently replaced.

Combining a beautifully presented farmhouse, equestrian facilities and around 10 acres of land, this is a rare opportunity to acquire a private country home in an outstanding Ribble Valley setting.

Services

Oil fired central heating, drainage to water treatment plant, mains electricity, mains water.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

D (55).

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

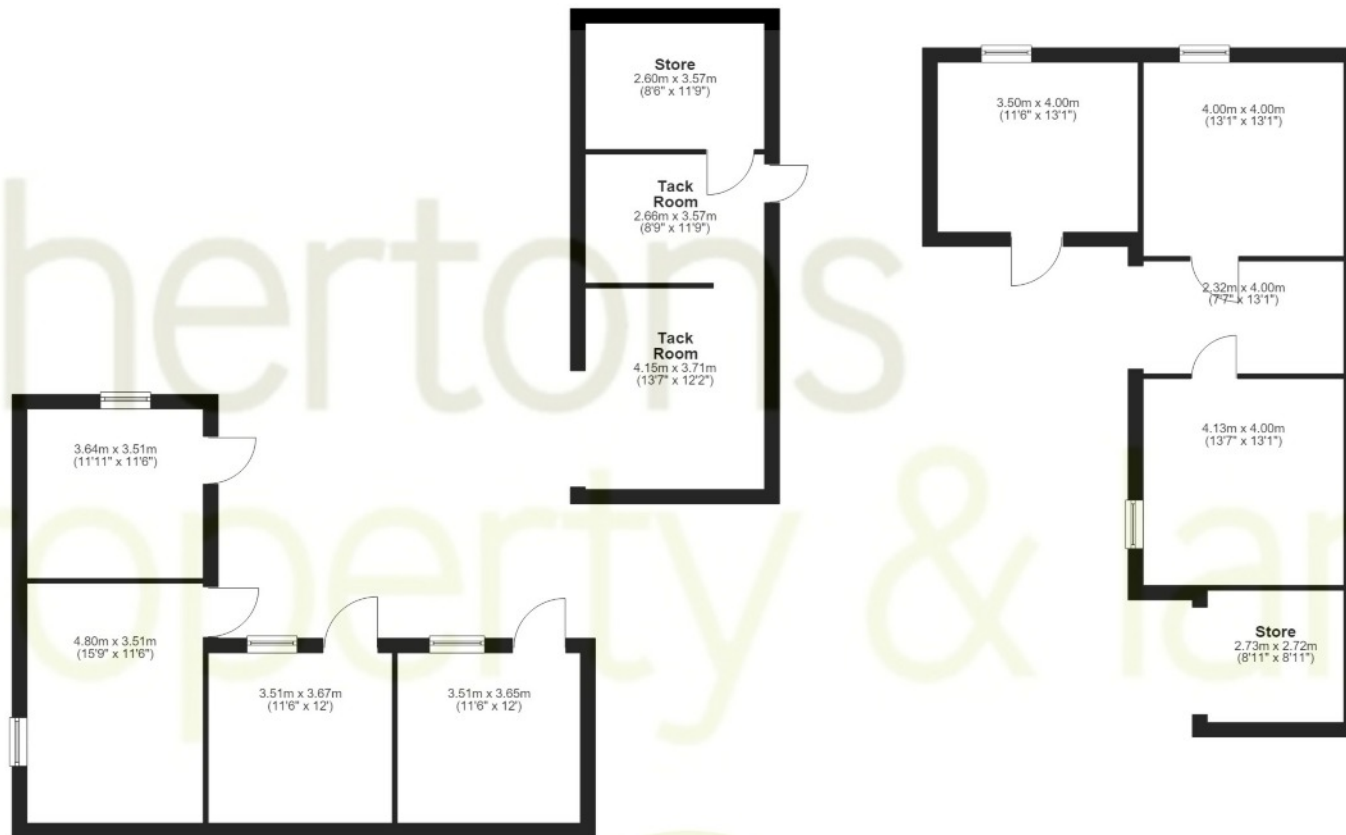
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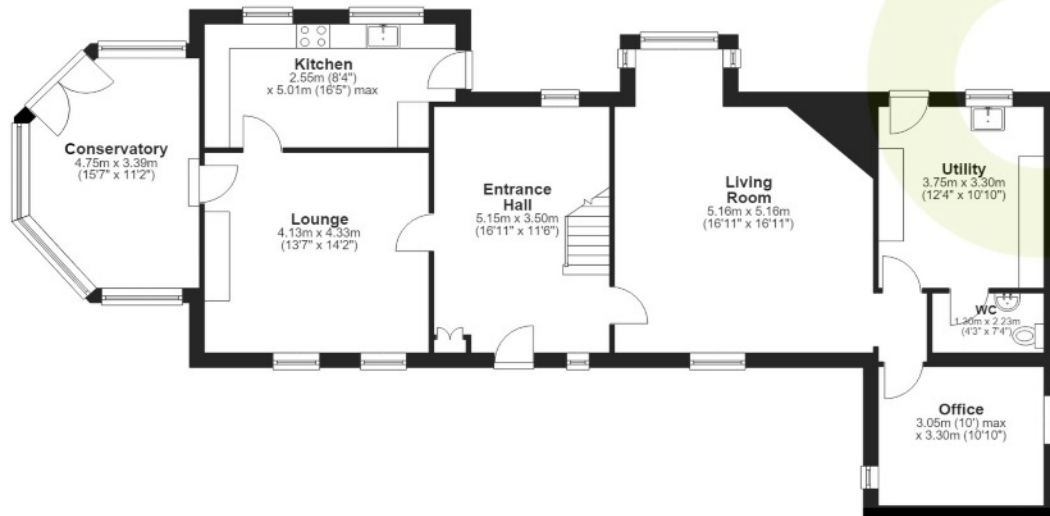




Stable Blocks Approx. 155.9 sq. metres (1678.2 sq. feet)



Ground Floor Approx. 120.9 sq. metres (1301.1 sq. feet)



First Floor Approx. 97.3 sq. metres (1047.8 sq. feet)



Total area: approx. 374.1 sq. metres (4027.1 sq. feet)

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





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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
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