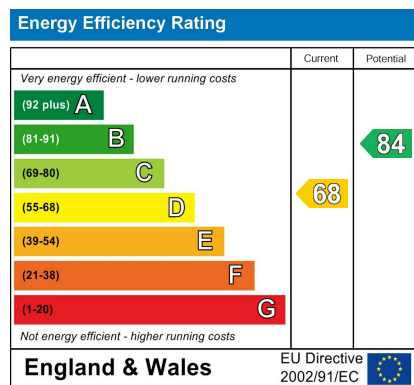
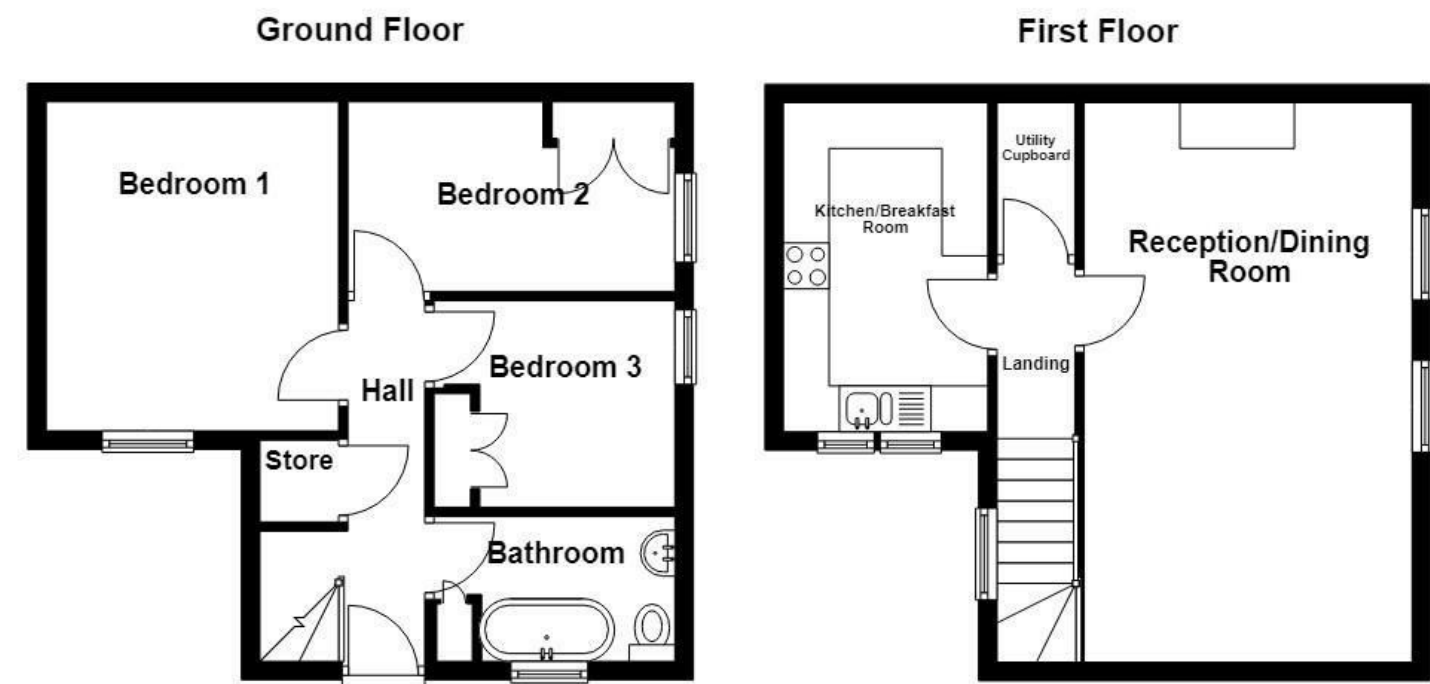




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Princess Street, Whalley, BB7 9SZ

### Offers In The Region Of £369,950

AN EXQUISITE DETACHED STONE BUILT COTTAGE

Nestled in the heart of Whalley, on the tranquil Princess Mews, this exquisite detached stone-built home offers a unique blend of charm and modern comforts. Spanning 818 square feet, the property is ideally situated just a short stroll from the village's vibrant array of amenities, including shops, restaurants, bars, and the local primary school. Whalley Abbey and the train station are also conveniently within walking distance, making this location both practical and appealing.

Upon entering ,you are greeted by a stunning hallway, adorned with solid oak parquet flooring, leading to three well-proportioned bedrooms, all equipped with fitted wardrobes. The master bedroom benefits from underfloor heating, ensuring a warm and inviting atmosphere. A beautifully appointed three-piece bathroom completes the interior, making this home ideal for a hassle-free move.

The first floor accommodates a spacious open-plan lounge and dining area. This impressive space features a pitched ceiling that enhances the feeling of light and airiness, complemented by a feature picture window that frames delightful views. The attractive fitted breakfast kitchen, with its elevated outlook, is perfect for enjoying morning coffee.

Externally, the property boasts a cobbled driveway that leads to a magnificent private stone-walled patio garden. This outdoor space is thoughtfully landscaped with mature planted borders, shrubs, and trees, providing a serene retreat with distant views of Whalley Nab. Additionally, a large stone-built garage offers ample storage or potential for further use.

This delightful home is perfect for those seeking a peaceful village lifestyle, an investment opportunity, or a charming holiday let or Airbnb. With its characterful accommodation and prime location, this property is not to be missed.

For further information or to arrange a viewing please contact our Ribble Valley branch.

# Princess Street, Whalley, BB7 9SZ

## Offers In The Region Of £369,950

 3  1  1  D

- Tenure TBC
  - Off Road Parking With Detached Garage
  - Ideal Family Home With Viewing Essential
  - Easy Access To Major Network Links.
- Council Tax Band D
  - Three Well Proportioned Bedrooms
  - Fitted Kitchen
- EPC Rating D
  - Sought After Location
  - Three Piece Bathroom Suite

### Ground Floor

#### Entrance

Hardwood double glazed frosted stable door to the hallway.

#### Hallway

13'2 x 5'11 (4.01m x 1.80m )

Central heating radiator, feature wall light, under staircase storage cupboard, hardwood herringbone flooring, doors to three bedrooms and bathroom, staircase to the first floor.

#### Bedroom One

11'11 x 10'11 (3.63m x 3.33m )

UPVC double glazed window, central heating radiator, fitted wardrobe, tiled flooring.

#### Bedroom Two

11'11 x 6'11 (3.63m x 2.11m )

UPVC double glazed window, central heating radiator, fitted wardrobe, tiled flooring.

#### Bedroom Three

8'11 x 7'4 (2.72m x 2.24m )

UPVC double glazed window, central heating radiator, fitted wardrobe, tiled flooring.

#### Bathroom

8'11 x 5'2 (2.72m x 1.57m )

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a rolltop, clawfoot bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations, integrated linen cupboard, integrated over head storage cupboards, hardwood herringbone flooring.

### First Floor

#### Landing

14'6 x 2'11 (4.42m x 0.89m )

UPVC double glazed frosted full length window, doors to the reception room, kitchen and utility cupboard.

#### Reception Room

29'3 x 11'10 (8.92m x 3.61m )

Two UPVC double glazed windows, two hardwood single glazed windows overlooking the staircase, coal burning stove with limestone hearth and surround, four feature wall lights, television point.

### Kitchen

10'11 x 8'8 (3.33m x 2.64m )

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half Blanco sink and drainer with mixer tap, space for a fridge, electric double oven and a microwave, exposed beams, tile effect vinyl flooring.

### Utility Cupboard

5'6 x 2'11 (1.68m x 0.89m )

Velux window, plumbing for a washing machine.

### External

#### Front

Enclosed block paved garden with bedding, mature shrubs, off road parking and access to the detached garage.

### Garage

22'4 x 9'10 (6.81m x 3.00m )

Power, lighting, up and over garage door.



Tel: 01200422824

www.keenans-estateagents.co.uk