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10 Sawley Road, Chatburn
Clitheroe

£695,000

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Set within the heart of Chatburn, this truly unique and beautifully crafted stone-built residence offers an exceptional standard of living, combining striking architectural design with high-end contemporary finishes. Immaculately presented throughout, this turnkey home extends over three floors and provides a rare opportunity to acquire a property of both character and quality within one of the Ribble Valley's most desirable villages.

The property boasts a stunning sense of space and light, with vaulted bedrooms and landings enhancing the overall feel, while the carefully considered layout offers both versatility and practicality for modern family living. Beautifully tiled kitchens and bathrooms run throughout, complemented by premium fixtures and fittings, creating a cohesive and luxurious finish.

Upon entering, a welcoming entrance hall sets the tone, featuring fully tiled flooring with underfloor heating, built-in storage and a staircase rising to the first floor. A stylish ground floor WC is fitted with a vanity wash basin, illuminated mirror and contemporary tiling, again benefitting from underfloor heating.

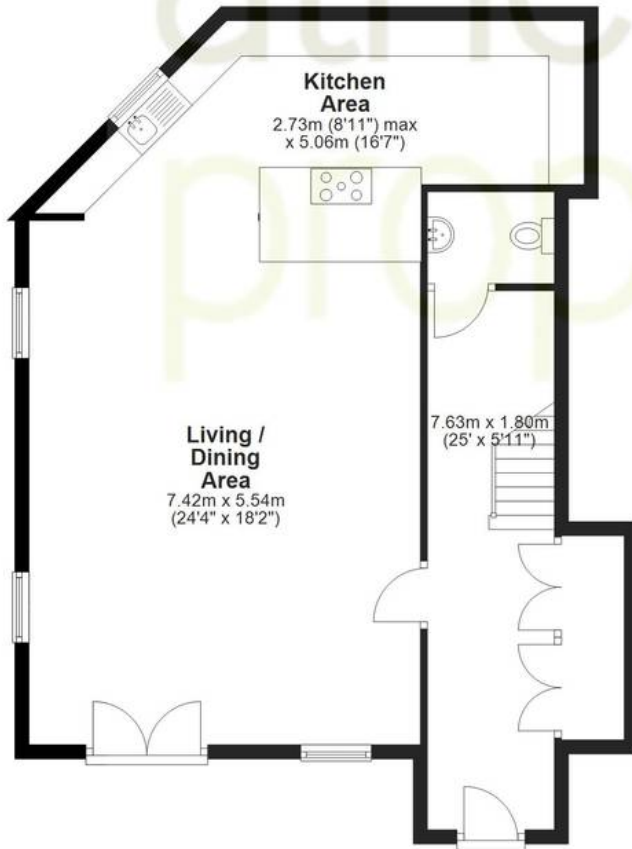
The standout space of the home is the impressive open plan living kitchen diner, a superb full-width space designed with both everyday living and entertaining in mind. The kitchen is fitted with a range of sleek base and wall units, complemented by Corian work surfaces and a central breakfast bar providing informal dining. A full suite of integrated Neff appliances includes full-height fridge and freezer units, twin ovens and grill, combination microwave, warming drawer, induction hob with integrated extractor, dishwasher and wine fridge. The space is bathed in natural light and finished with tiled flooring and underfloor heating, while double doors open seamlessly onto a beautifully landscaped Indian stone patio to the front.





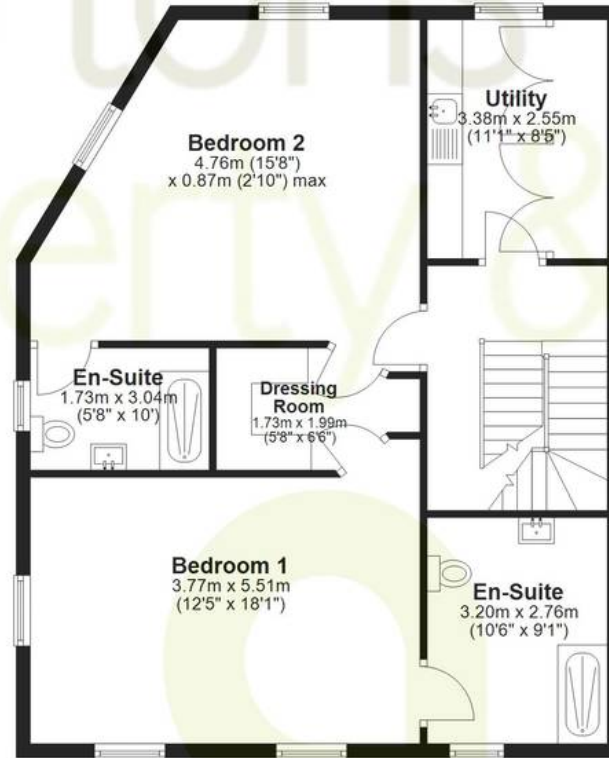
Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



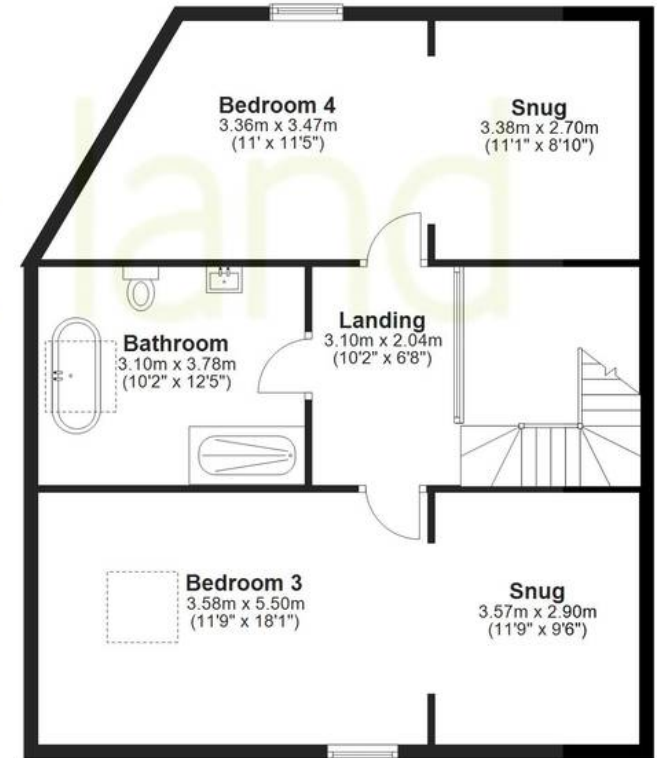
First Floor

Approx. 81.6 sq. metres (878.7 sq. feet)



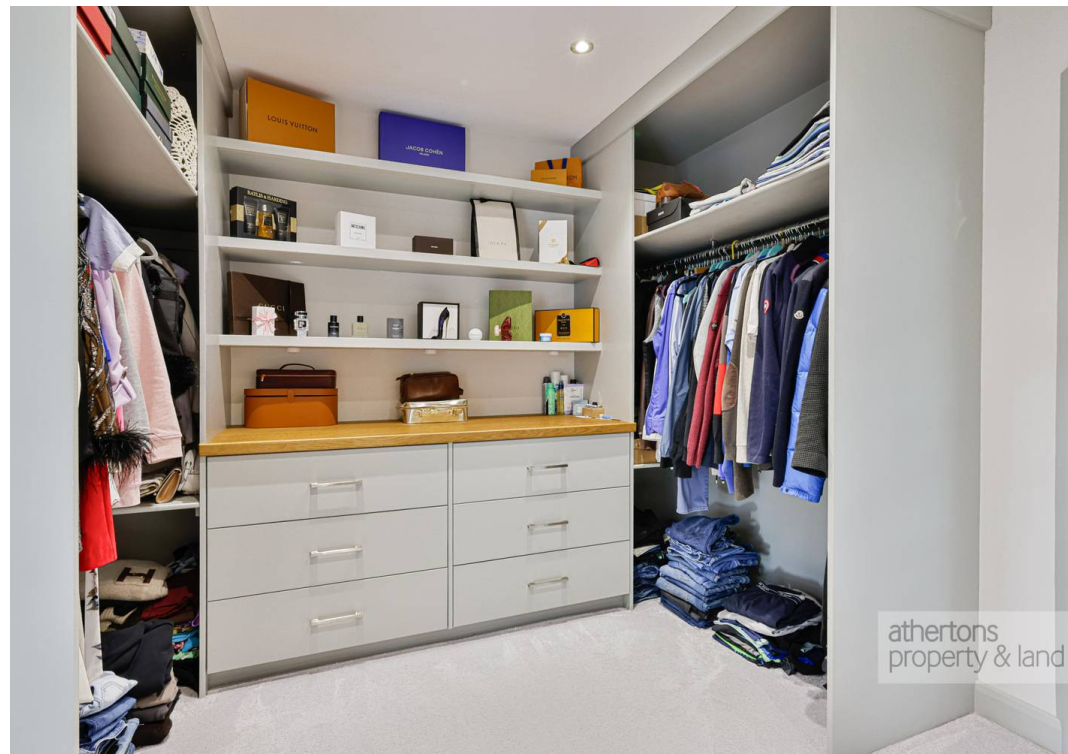
Second Floor

Approx. 83.0 sq. metres (893.6 sq. feet)



Total area: approx. 243.0 sq. metres (2615.1 sq. feet)

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







To the first floor, a striking vaulted landing, illuminated by a large Velux window, creates a real sense of architectural interest, with an oak and glass staircase continuing to the upper level. Two generous double bedrooms are positioned on this floor, both enjoying a luxurious suite-style arrangement via a shared dressing room. Each bedroom is further enhanced by its own beautifully finished en-suite shower room, complete with full tiling, walk-in double showers with rainfall fittings, vanity wash basins, illuminated mirrors and chrome heated towel rails.

Off the first floor landing is a well-appointed utility/laundry room offering further practicality, with additional storage, plumbing for laundry appliances and a sink unit.

The second floor continues to impress, featuring a dramatic landing with a floor-to-ceiling glass wall, adding both light and visual impact. Bedrooms three and four are particularly characterful, both enjoying vaulted ceilings and Velux windows, creating bright and inviting spaces. Each room is complemented by an adjoining versatile area, ideal for use as a snug, home office or playroom, further enhancing the flexibility of the accommodation.

The main family bathroom is finished to an exceptional standard, featuring fully tiled walls and flooring, a freestanding bath, walk-in double shower with rainfall fittings, vanity wash basin, illuminated mirror, WC and chrome heated towel rail, alongside useful eaves storage.

Externally, the property is approached via electric gates, providing secure off-road parking for multiple vehicles and access to a detached garage. The west-facing garden has been thoughtfully designed for ease of maintenance and privacy, featuring an attractive Indian stone patio seating area enclosed by stone wall boundaries, ideal for outdoor entertaining. Additional features include a timber-built children's playhouse and a fitted CCTV system for added peace of mind.



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Services – All mains services are connected. Under-floor heating throughout the ground floor. Radiators to the first and second floor.

Tenure – We understand from the owners to be Freehold.

Council Tax – Band G.

Energy Rating (EPC) – B 86.