

Property Details

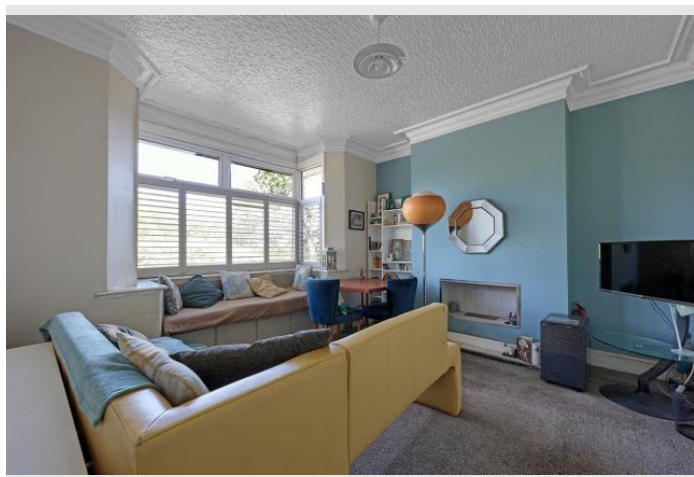
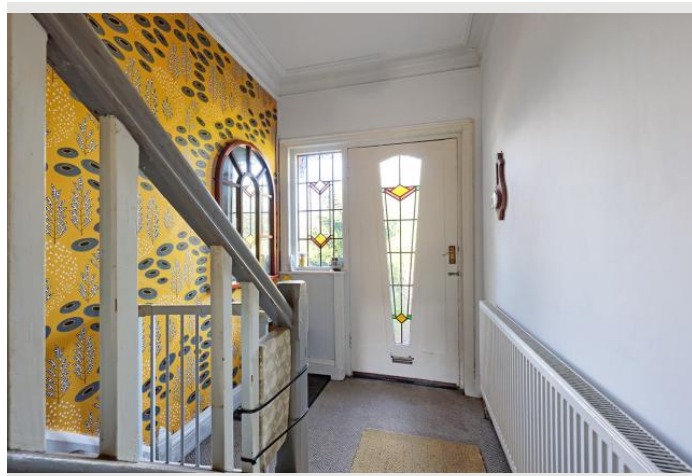
4 Elker Lane, Billington, Clitheroe,
Lancashire, BB7 9HZ

OIRO £240,000



Property Photos

4 Elker Lane, Billington, Clitheroe, Lancashire, BB7 9HZ

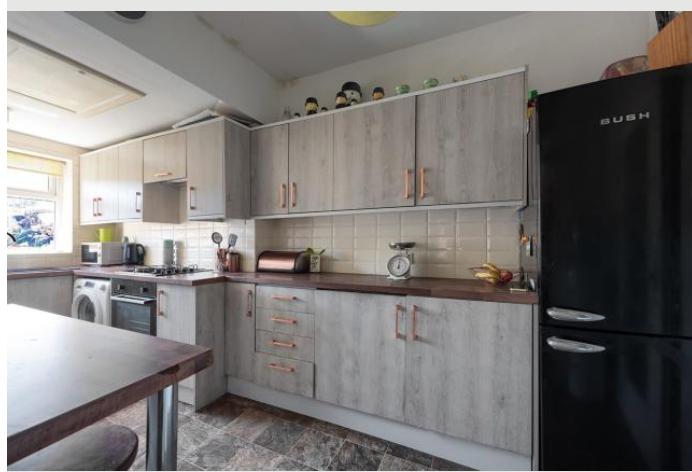


Creation Date

15/07/2026

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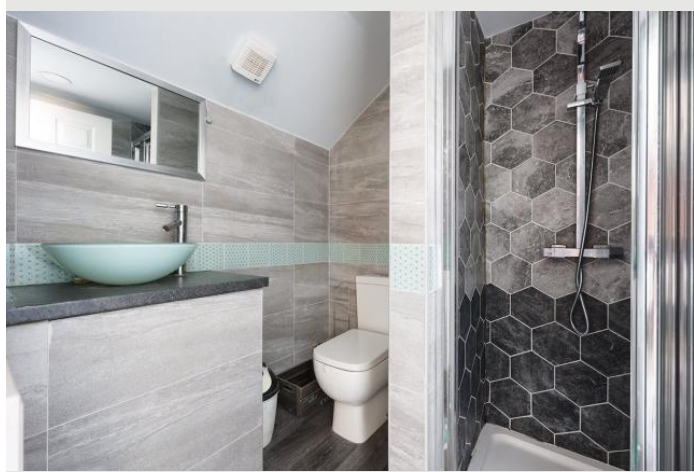
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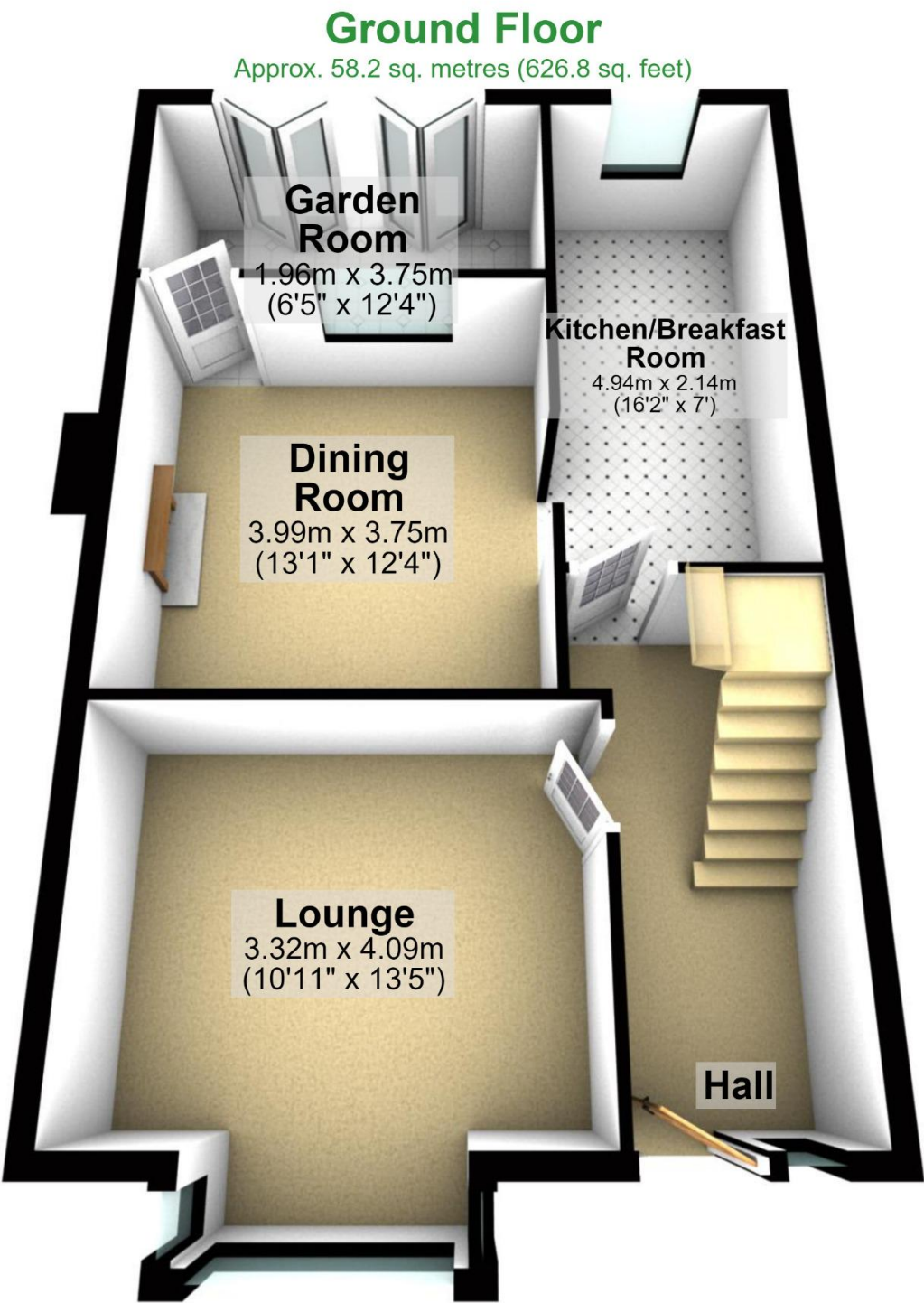


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Property Floor Plans

4 Elker Lane, Billington, Clitheroe, Lancashire, BB7 9HZ

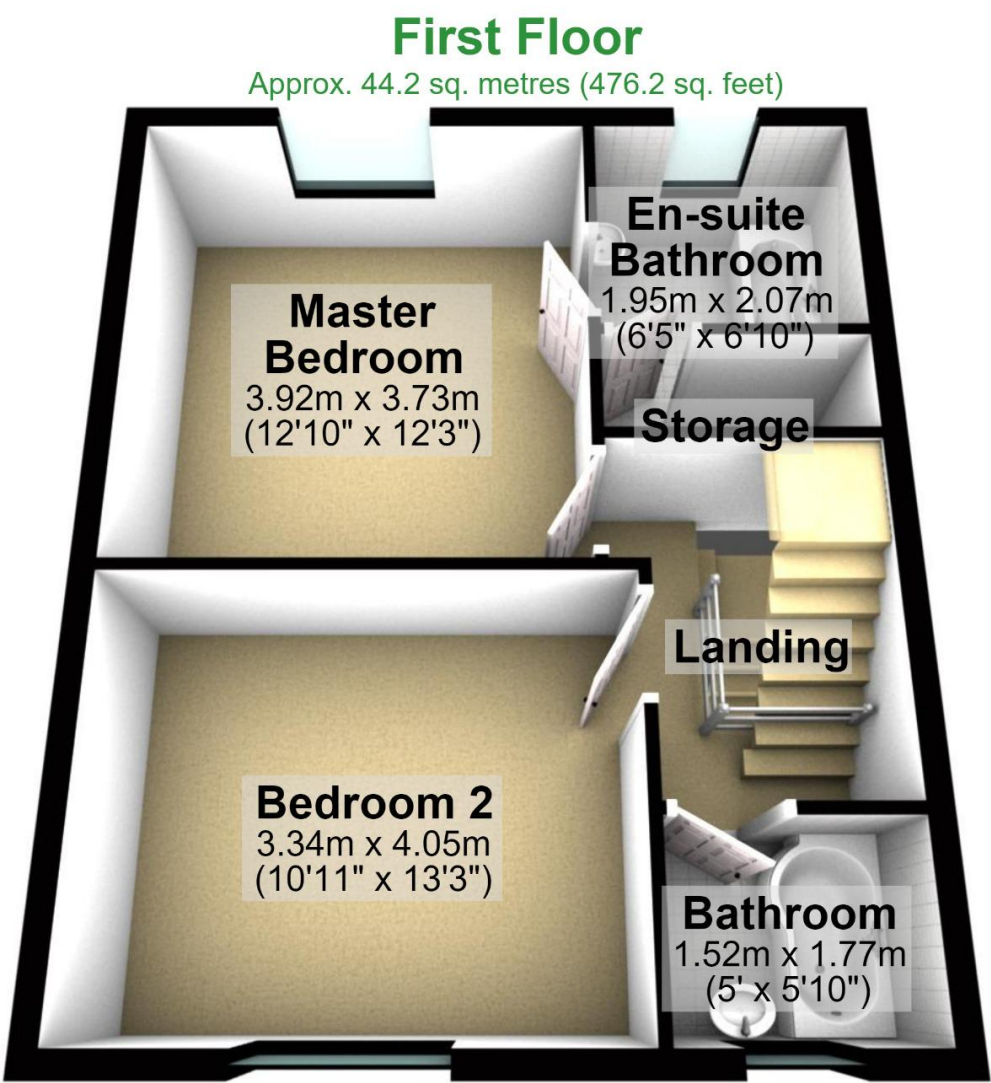


Total area: approx. 137.6 sq. metres (1481.5 sq. feet)

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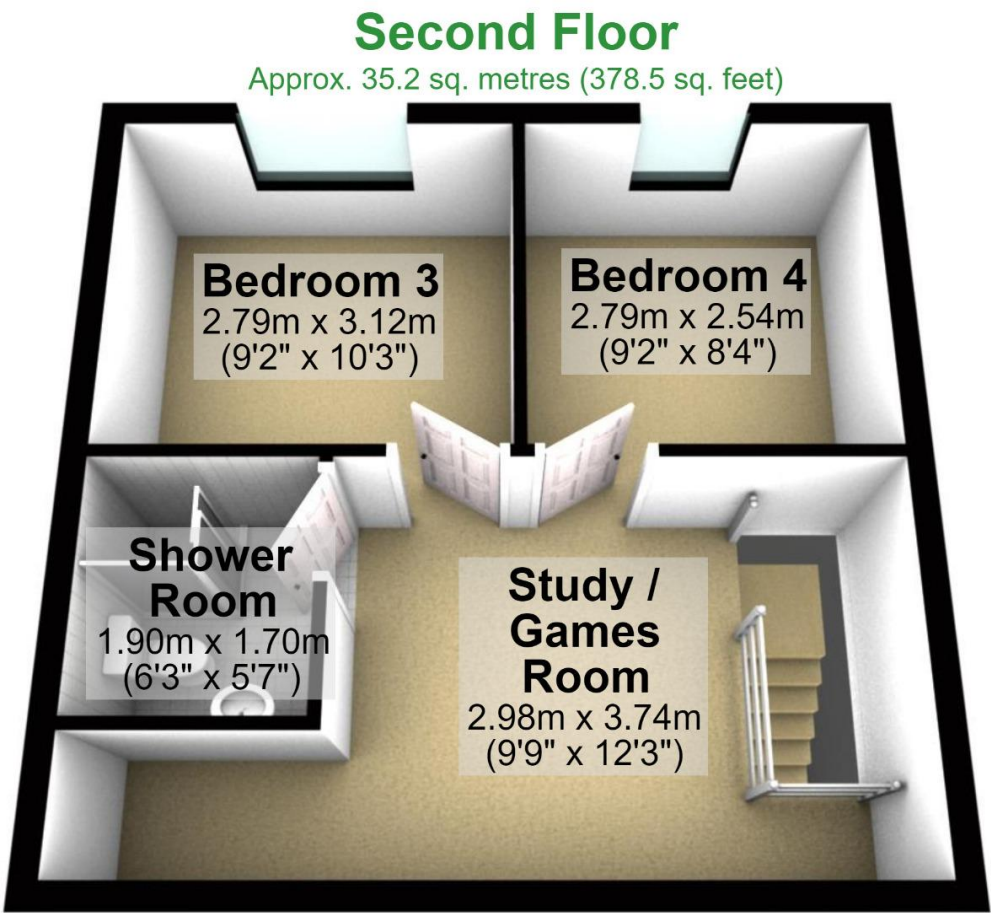
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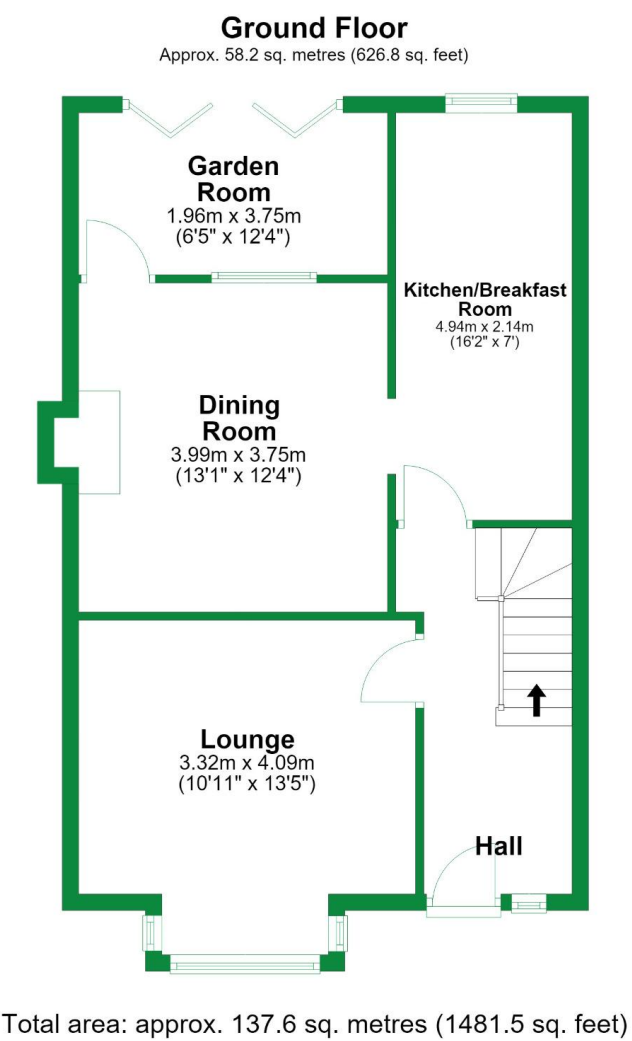
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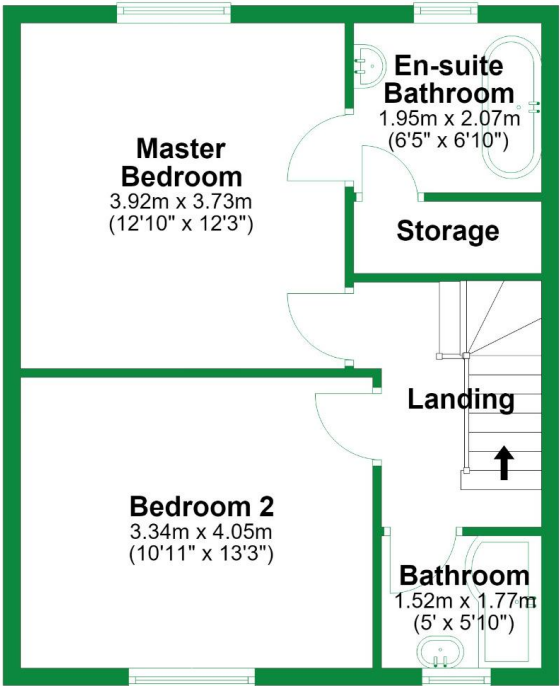


Property Floor Plans

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First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)

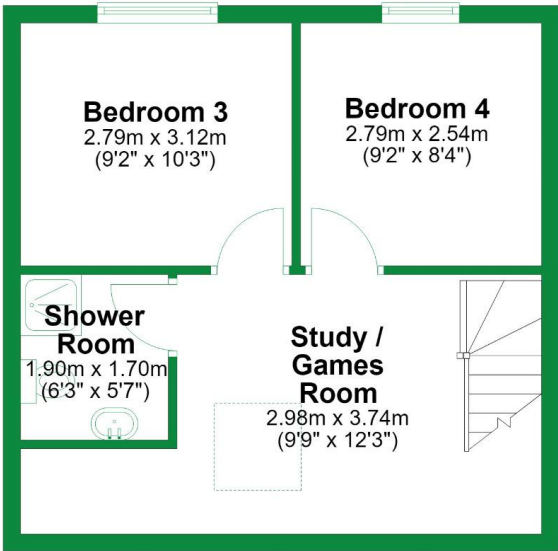


Property Floor Plans

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Second Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Property Info

4 Elker Lane, Billington, Clitheroe, Lancashire, BB7 9HZ

Property Type
House
Property Style
Terraced
Bedrooms
4
Bathroom
3
Receptions
3
Tenure Type
Freehold
Floor Area
1481
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

4 Elker Lane, Billington, Clitheroe, Lancashire, BB7 9HZ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£240,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

4 Elker Lane, Billington, Clitheroe, Lancashire, BB7 9HZ

Feature 1

Spacious Four Bedroom Family Home Offering Flexible Accommodation Across Three Floors

Feature 2

Generous Living Accommodation With Three Reception Rooms, Including A Bright Garden Room With Bi-fold Doors To The Rear Garden

Feature 3

Main Bedroom With En-suite Bathroom

Feature 4

Family Bathroom And Additional Shower Room Serving The Upper Floors

Feature 5

Versatile Second Floor Featuring Two Further Bedrooms And A Dedicated Study Area

Feature 6

Enclosed Rear Garden With A Lawn And Patio Area

Feature 7

Conveniently Positioned Within Walking Distance Of A Well-regarded High School

Feature 8

Short Drive Into Whalley For Amenities Such As Independent Shops, Cafes, Restaurants And Everyday Services

Property Description

4 Elker Lane, Billington, Clitheroe, Lancashire, BB7 9HZ

Spacious Family Home with Four Bedrooms Across Three Floors In a Popular Ribble Valley Location

Key Features

Spacious four-bedroom family home arranged over three floors
Generous lounge to the front of the property offering plenty of space for family living
Kitchen positioned to the rear with easy access to the dining room and garden room
Garden room featuring bi-fold doors opening directly onto the rear garden
Main bedroom with en-suite bathroom
Two further bedrooms located on the second floor along with a useful study area ideal for home working, studying or hobbies
Family bathroom and separate shower room providing flexibility
Private enclosed rear garden suitable for outdoor dining, children's play and relaxing
Front garden creating an attractive first impression
Located within the popular village of Billington in the heart of the Ribble Valley
Within walking distance of St Augustine's RC High School and conveniently placed for nearby primary schools including Billington and Whalley village schools
Short drive to Whalley village centre with its range of independent shops, cafes, restaurants and everyday services
Excellent road connections to Clitheroe, Blackburn, Preston and Burnley
Convenient access to the A59 providing links towards Preston, Skipton and the wider road network
Surrounded by highly regarded villages, schools and local amenities, making it a popular choice for families
Combining spacious accommodation with excellent access to amenities, transport links and the Ribble Valley countryside

Situated on Elker Lane in the popular village of Billington, this spacious family home offers well-balanced accommodation arranged across three floors, providing flexibility for modern family life.

The ground floor centres around a generous lounge positioned to the front of the property, creating a comfortable space to relax and unwind. To the rear, the kitchen flows into the dining room and garden room, creating a sociable layout well suited to both

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everyday living and entertaining. The garden room benefits from bi-fold doors opening directly onto the rear garden, allowing plenty of natural light and providing an easy connection between the indoor and outdoor spaces.

The first floor is home to the main bedroom, complete with an en-suite bathroom, alongside a further double bedroom and the family bathroom. On the second floor, two additional bedrooms are complemented by a useful study area and a separate shower room, offering versatile accommodation that can adapt to a variety of needs.

Outside, the property enjoys gardens to both the front and rear, with the enclosed rear garden providing space to relax, entertain or enjoy time outdoors with family and friends. There is also a garden shed providing a great space for storage.

The thoughtful layout, generous proportions and flexibility of the accommodation make this a home that can adapt as family requirements change, while the arrangement across three floors provides an excellent balance between shared living areas and private spaces.

From the Agent's Perspective:

This is a fantastic family home offering plenty of living space and a versatile layout. The combination of four bedrooms, three bathrooms and multiple reception areas makes it well suited to modern family life. Properties in Billington continue to attract strong interest thanks to the excellent schools, nearby amenities and easy access to Whalley. The flexibility of the accommodation means the home can adapt easily to changing family needs over the years.

From the Clients Perspective:

This home is quiet and spacious, with countryside just a stone's throw away, yet towns and cities are easily accessible too. It enjoys amazing views throughout and has been in the family for 53 years.

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Additional Information

Tenure- Freehold

Council tax band - B

Heating - Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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