



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Bradley Court, Thornley Road, Chaigley BB7 3LY
£399,950



Located within an idyllic rural courtyard setting on the edge of Chaigley, this exceptional stone-built barn conversion enjoys a truly enviable position surrounded by rolling countryside and commanding breathtaking panoramic views towards Parlick and Longridge Fell. Offering the perfect blend of rural tranquillity and everyday practicality, Bradley Court is a hidden gem nestled within an Area of Outstanding Natural Beauty, yet remains conveniently positioned for the market towns of Clitheroe and Longridge. With picturesque walks quite literally from the doorstep, this is countryside living at its finest.

Beautifully maintained and thoughtfully modernised by the current owners, the property effortlessly combines stylish contemporary finishes with the timeless character expected from a traditional barn conversion. Exposed stonework, beamed ceilings, solid oak flooring and elegant Sanderson shutters all contribute towards the warm and inviting atmosphere throughout.

The accommodation begins with a welcoming entrance hallway finished with travertine tiled flooring and underfloor heating, setting the tone for the quality evident throughout the home. A particular highlight is the stunning shaker-style dining kitchen, fitted with underfloor heating and an extensive range of quality cabinetry complemented by solid oak and granite work surfaces, together with a Belfast sink and central island with breakfast bar seating. A range of integrated appliances, including a Range cooker with induction hob, fridge/freezer, wine cooler and dishwasher, further enhance this beautifully sociable space.

To the rear, the spacious lounge and dining area with Oak flooring is centred around a charming multi-fuel log-burning stove, creating a cosy focal point, whilst glazed doors open directly onto the landscaped rear garden, allowing the wonderful views to become part of the everyday living experience.

To the first floor, a landing with loft access and an airing cupboard housing the immersion heater gives way to three well-proportioned bedrooms, two of which benefit from quality fitted wardrobes, together with a beautifully tiled family bathroom featuring an exposed stone wall and a three-piece suite comprising a panelled bath with mixer tap.

Externally, the property enjoys attractive gardens to both the front and rear. To the front is an open lawned garden with a cobbled parking area providing one allocated parking space and access to the generous single garage complete with power, lighting and a useful rear access door leading to a small yard area, creating further storage or an additional seating space. Beyond the garage is a further private seating area overlooking neighbouring fields.

The beautifully landscaped southwest-facing rear garden is undoubtedly a standout feature of the home, thoughtfully designed with raised planted beds, mature shrubs and paved seating areas perfectly positioned to take full advantage of the spectacular open views and evening sunsets across the surrounding fells.

Offered to the market with no onward chain, this is a rare opportunity to acquire a charming and stylish countryside home in one of the Ribble Valley's most picturesque rural settings.

Services

Spring water supply, drainage to shared septic tank, mains electricity, mains electricity. Part electric under floor heating in Hall and Kitchen.

Tenure

We understand the tenure to be Leasehold. A 999 year lease from 1993. Residents property management company. Annual service charge £600.

Energy Performance Rating

D (68).

Council Tax

Band D.

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

Athertons and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



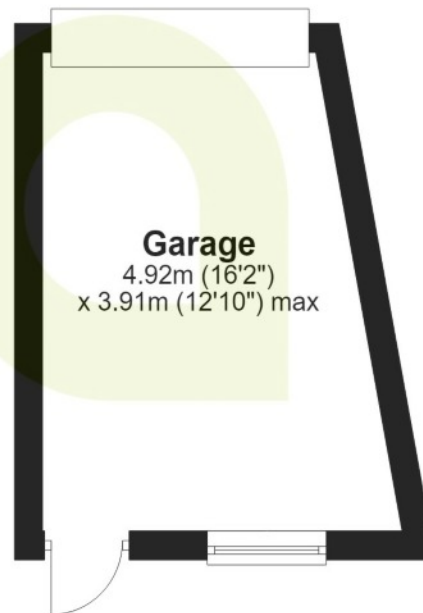
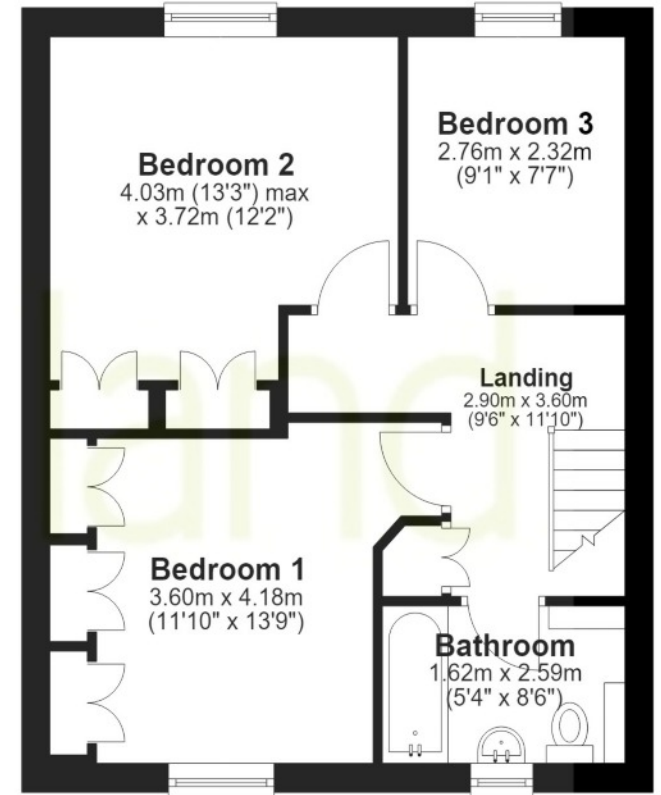


Main area: approx. 45.9 sq. metres (494.3 sq. feet)
Plus garages, approx. 16.6 sq. metres (178.8 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Main area: Approx. 91.6 sq. metres (986.5 sq. feet)
Plus garages, approx. 16.6 sq. metres (178.8 sq. feet)





