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5 Beech Grove, Chatburn, Ribble Valley BB7 4AR
OIRO £220,000



Tucked away in a little-known enclave in the very heart of Chatburn village, this exquisitely refurbished stone cottage blends rustic charm with contemporary comfort, offering far more space than first impressions suggest. With captivating aspects towards Waddington and Grindleton Fells, and the ambience of a quiet backwater setting, the property provides an irresistible combination of tranquillity and convenience.

Fresh from an extensive programme of modernisation, the home has been finished to an exceptional standard throughout, creating stylish yet characterful living ideal for those seeking an inviting retreat close to the countryside, local amenities, and the neighbouring market town of Clitheroe. As part of the refurbishment, the property now benefits from double-glazed hardwood windows, a full rewire, new LED lighting, electric switches and replumb including Climastar ceramic electric heating, a new kitchen and bathroom, new flooring, Corksol rear render, roof overhaul, added insulation and much more.

The timber front door opens into a quaint entrance hall with tiled and acoustic-panelled walls, staircase to the first floor and a hidden sliding door into the lounge. The living area is an open and sophisticated space showcasing bespoke cabinetry and bench seating, a stone fireplace with gas-burning stove, Ted Todd engineered wood herringbone flooring, exposed beams, space for a breakfast dining table, understairs storage cupboard and French shutter doors leading into the kitchen.

To the rear, forming part of a single-storey extension, the stunning Magnet kitchen is beautifully appointed with Dekton worktops and a range of integrated appliances including Miele slimline dishwasher, Gaggenau two-ring induction hob with hidden extractor, Liebherr integrated fridge and mixer tap. There is breakfast bar seating, acoustic-panel and tiled feature wall elevations, tiled flooring, two windows and a wide timber door opening onto the rear yard.

Upstairs, a landing area with bespoke fitted side unit gives way to the house bathroom and double bedroom. The bedroom, a generous double, enjoys wonderful fell views across the playing fields and towards Bolton-by-Bowland. It features clever bespoke fitted wardrobes including a large walk-in wardrobe section for further storage and loft access.

The exquisite bathroom from Ribble Valley Bathrooms has been designed with indulgence in mind, featuring a wood panel effect porcelain tiled bath with bronze taps and overhead shower with screen, wall-mounted vanity wash basin with Vitra x Terri Pecora basin, wall-mounted dual-flush WC, tiled floors and walls, and a storage cupboard.

Outside, the south-facing terrace garden provides a peaceful place to unwind, with a large paved seating area complete with fitted timber bench seating, walled and fenced borders, terraced paved levels, and a handy gravelled storage area. To the front, there is on-street parking benefiting from private road usage for occupiers, and stunning countryside walks and panoramic views right on your doorstep.

Chatburn, set in the heart of the Ribble Valley within Lancashire's Area of Outstanding Natural Beauty, is a highly desirable village offering the perfect blend of rural serenity and everyday convenience. Surrounded by breathtaking fells, rolling countryside and scenic river walks, it provides a peaceful village lifestyle while remaining just minutes from the bustling market town of Clitheroe. With friendly community spirit, renowned local pubs and eateries, excellent primary schooling, independent shops and superb access to outdoor leisure, the area appeals to those seeking a balance of nature, heritage and quality living, all within easy reach of commuter links to neighbouring towns and cities.

Services

All mains services are connected. Climastar ceramic electric wall panel heaters, electric hot water heater, gas fire stove.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (53).

Council Tax

Band B.

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

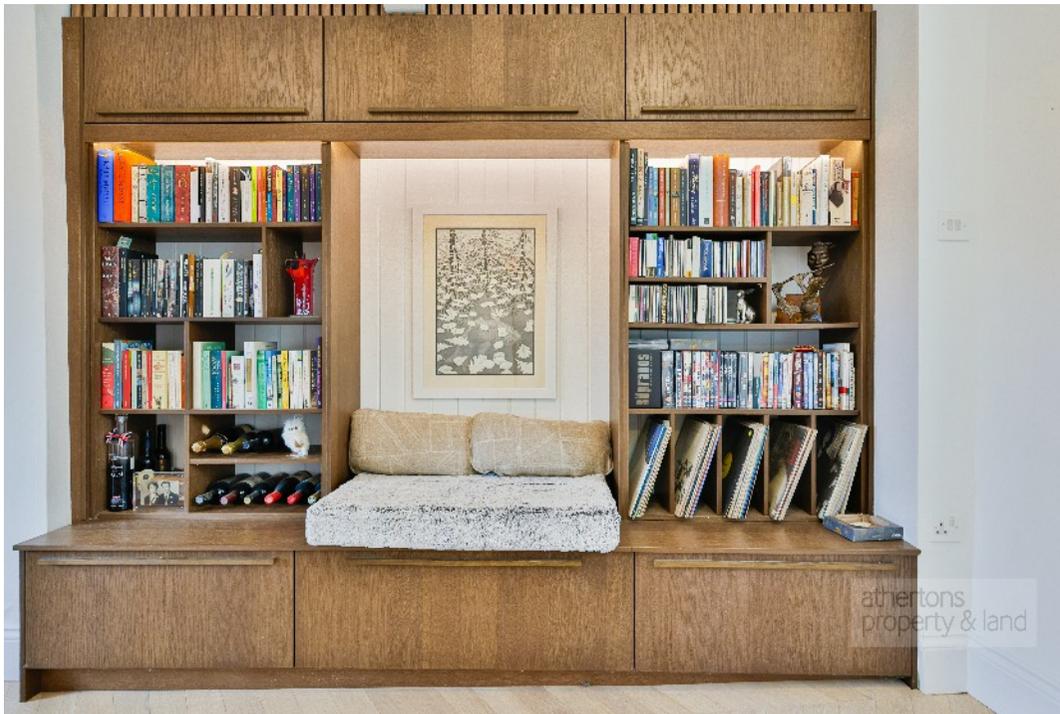
Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

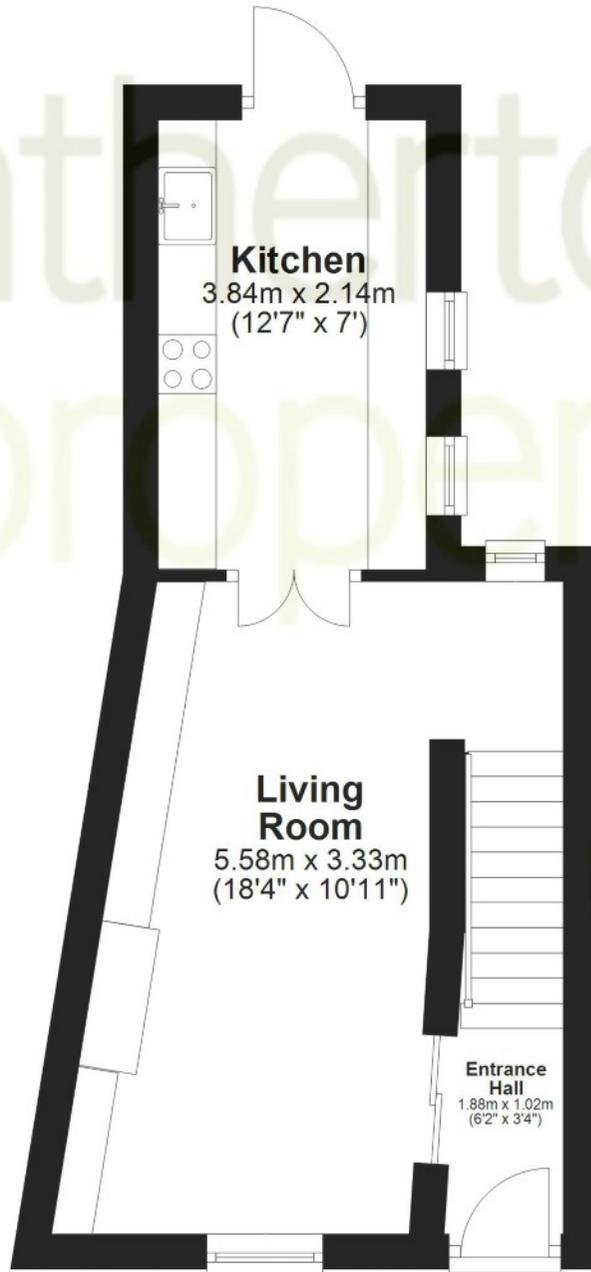
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





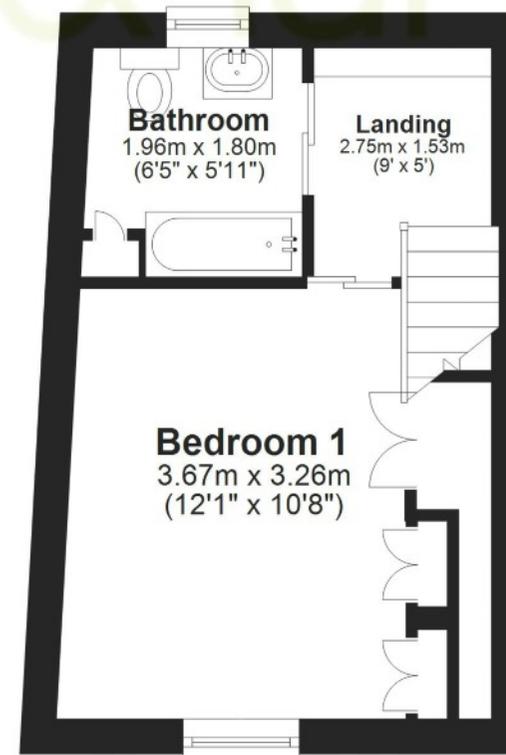
Ground Floor

Approx. 25.1 sq. metres (270.7 sq. feet)

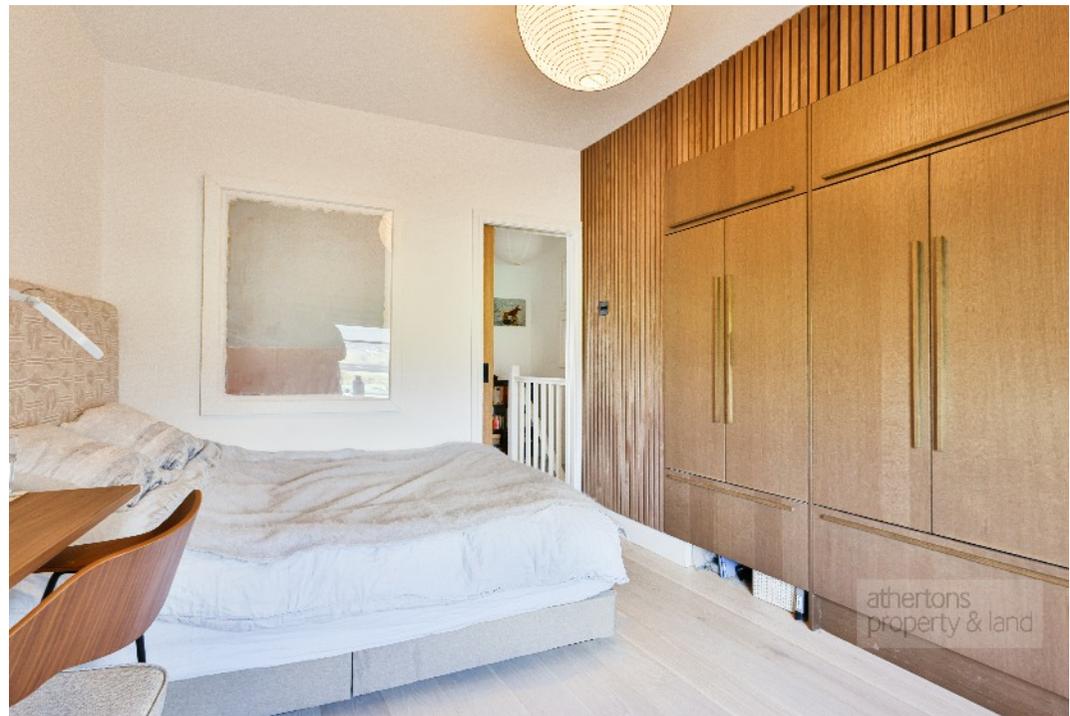
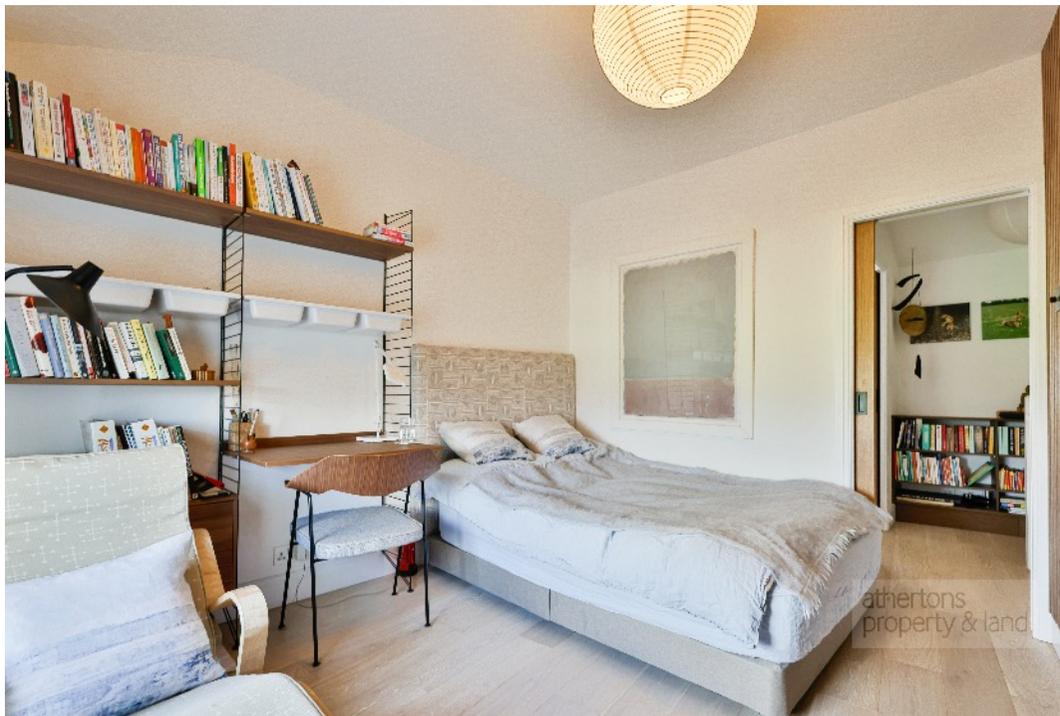
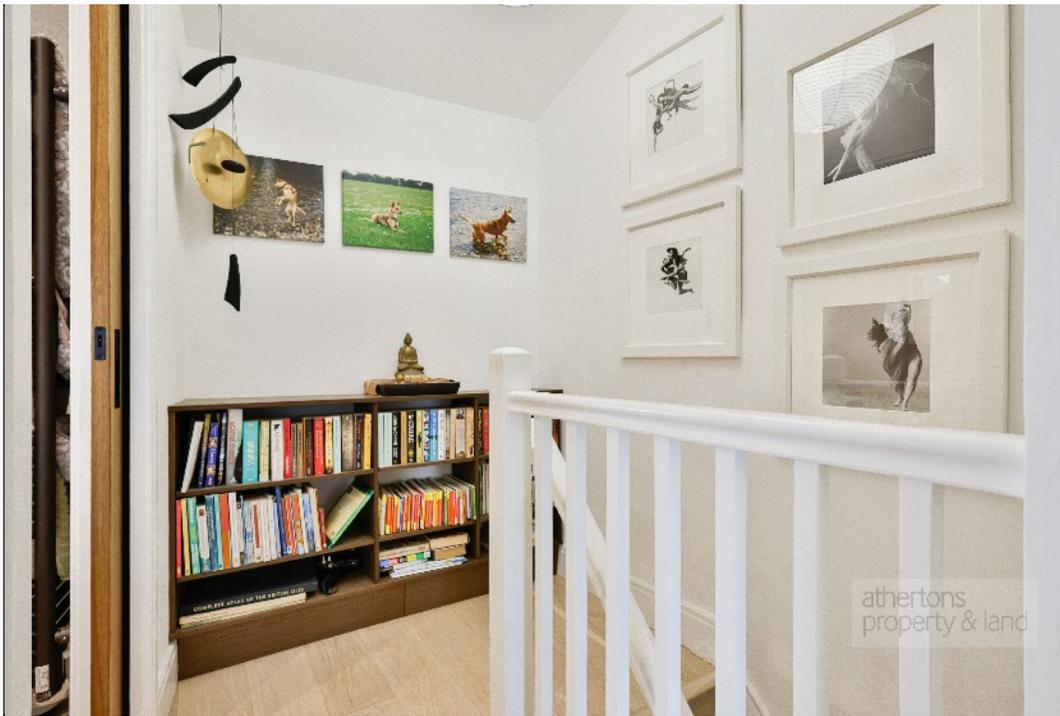


First Floor

Approx. 20.5 sq. metres (221.0 sq. feet)



Total area: approx. 45.7 sq. metres (491.7 sq. feet)







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