



Situated in the highly regarded village of Wilpshire, on the edge of the Ribble Valley, this substantial Edwardian semi-detached residence offers an exceptional blend of period elegance and modern family living. Extending to just under 2,500 sq ft and arranged over three storeys, the property has been thoughtfully extended and beautifully maintained, creating a spacious and versatile home with the added benefit of a self-contained one-bedroom annexe. Enjoying open views to the rear and presented in superb condition throughout, this is a rare opportunity to acquire a character-filled home in a sought-after residential setting.

Set behind a paved and walled frontage with driveway parking for two vehicles and ample on-street parking, the property immediately impresses with its attractive façade and classic proportions. Internally, a welcoming vestibule featuring wall panelling, a tiled floor, and a timber and glazed entrance door sets the tone for the quality throughout. The entrance hall boasts an oak floor and an elegant L-shaped staircase rising to the first floor, complemented by original-style coving and period detailing.

The front lounge is a beautifully appointed reception room, enhanced by a walk-in bay window that fills the space with natural light. A gas fire set within a tiled and stone surround forms an attractive focal point, while decorative coving reinforces the home's Edwardian character. To the rear, the dining room provides an excellent entertaining space, finished with Amtico parquet herringbone flooring and an enclosed gas fire. French doors open directly onto the rear patio, creating a seamless connection between indoor and outdoor living.

The main kitchen has been stylishly fitted with a range of base and eye-level units topped with Quartz work surfaces and matching splashbacks. Integrated Neff appliances include a fridge/freezer, double oven, dishwasher, hob and microwave, alongside a stainless steel sink and tiled flooring. A central Quartz island with breakfast bar provides additional preparation and seating space, while French doors and open access to a breakfast area enhance the sociable layout and outlook to the garden beyond. A well-equipped utility room offers additional base units, plumbing for washer and dryer, useful storage, and access to a two-piece ground floor WC.

A particular highlight of the property is the superb one-bedroom annexe, ideal for multi-generational living, guest accommodation or independent workspace. The open-plan living area incorporates base and wall units, laminate worktops, a breakfast bar, and integrated appliances including fridge/freezer, washer/dryer, hob and microwave. The lounge area is especially impressive, featuring a vaulted ceiling with exposed truss, skylight, and French doors opening onto the patio. The annexe bedroom comfortably accommodates a double bed and is served by a modern three-piece tiled shower room, together with additional storage.

To the first floor, a spacious landing with a striking return staircase leads to the second floor. Bedroom five is a generous single room, while the family bathroom is fitted with a contemporary four-piece suite comprising panelled bath, wall-mounted wash basin, cubicle mains shower, WC, tiled elevations and flooring, and useful airing cupboards. Bedrooms two and three are substantial and beautifully proportioned double suites, mirror images of one another, each benefiting from fitted wardrobes, a walk-in dressing area, and stylish three-piece tiled en-suite shower rooms. The second floor hosts an impressive vaulted attic bedroom with fitted wardrobes and eaves storage, offering a wonderful sense of character and space. A small adjoining door leads to a separate office or snug area - an ideal teenage den, study space, or quiet retreat.

Externally, the rear garden is a standout feature. A large paved patio provides the perfect setting for outdoor dining and entertaining, leading onto a generous lawned area enjoying open views beyond. Mature borders and timber sheds enhance both privacy and practicality, creating a peaceful and enclosed outdoor environment.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (65).

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

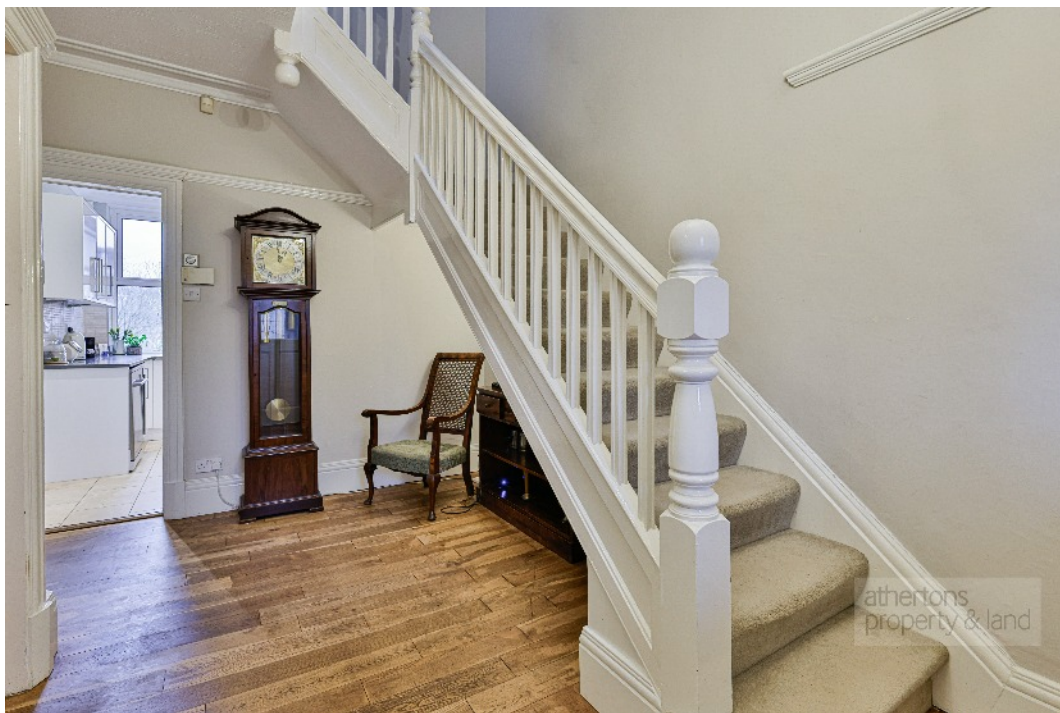
01254 828810

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.

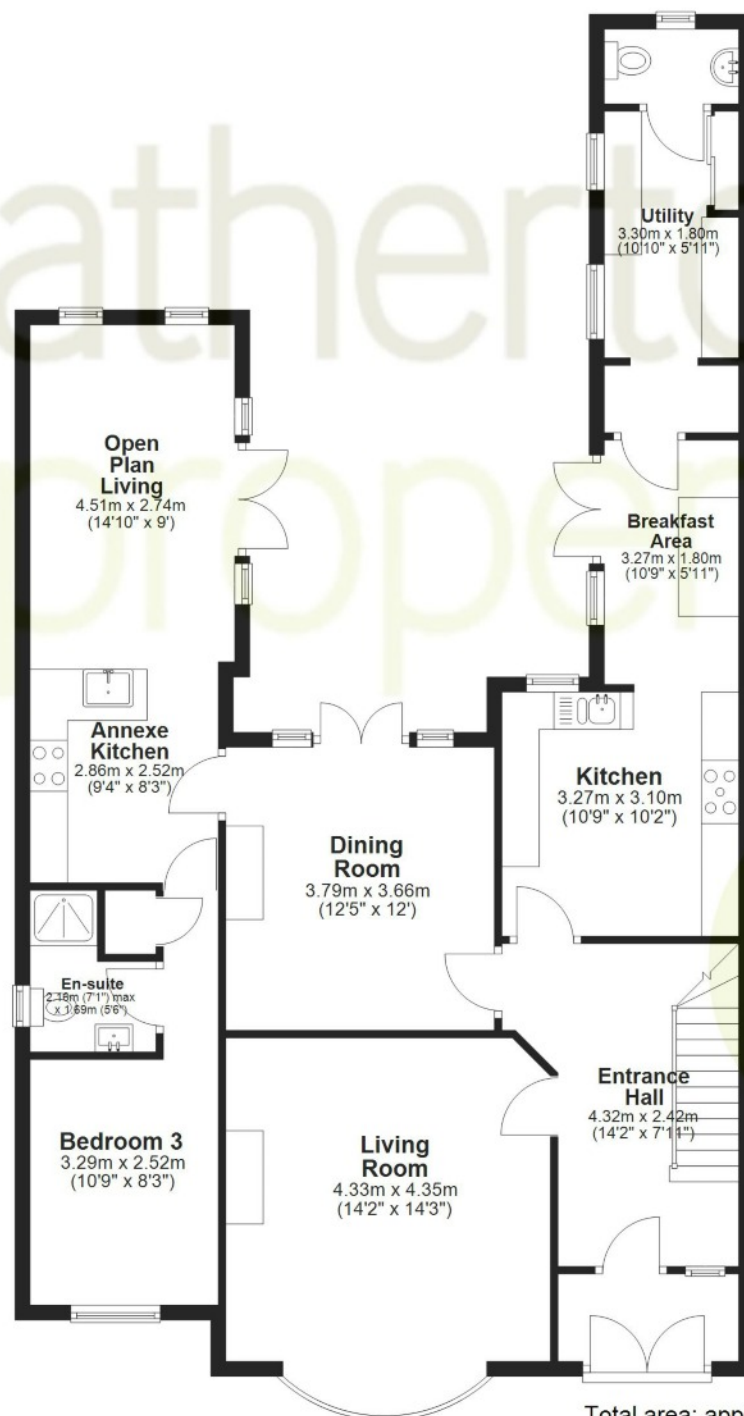
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Approx. 109.9 sq. metres (1183.1 sq. feet)



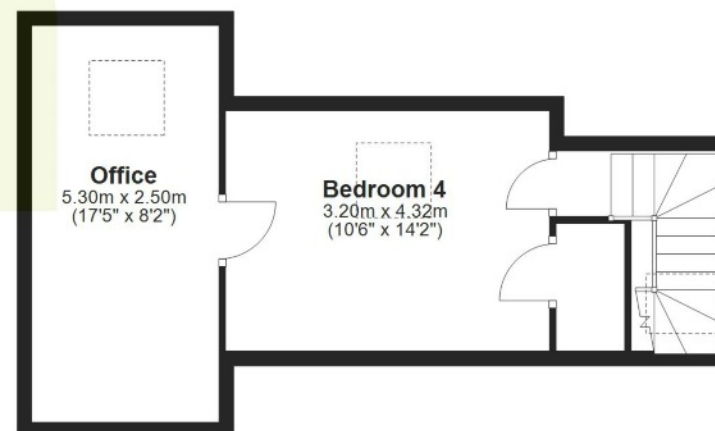
First Floor

Approx. 82.6 sq. metres (889.4 sq. feet)



Second Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 226.0 sq. metres (2432.6 sq. feet)

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





