



athertons
property & land



Occupying a private end plot with breathtaking views towards Stonyhurst and Pendle Hill, this exceptional detached home represents a rare opportunity to acquire a bespoke residence of outstanding quality. Constructed in 2020 by a respected boutique developer, the property has been further enhanced by the current owners with a comprehensive programme of high-quality improvements, creating a home that effortlessly combines contemporary luxury with practical family living.

From the moment you arrive, the attention to detail is immediately apparent. A generous block-paved driveway provides ample off-road parking, whilst the attractive stone and render exterior complements the property's premium build quality. Internally, the home is presented in immaculate condition throughout, with tasteful décor, quality fixtures and bespoke fitted furniture enhancing every room.

The welcoming entrance hall offers fitted shelving, useful understairs storage and access to a stylish two-piece cloakroom/WC. To the front is a stunning open-plan kitchen and dining space, beautifully appointed with sleek wall and base units, granite worktops and a range of integrated appliances including a fridge/freezer, dishwasher and washing machine. A five-ring gas hob with extractor completes the kitchen, whilst the dining area benefits from bespoke fitted cabinetry and media wall, window bench seating and French doors opening directly onto the wrap-around decking.

The lounge is undoubtedly one of the home's standout spaces. Bathed in natural light through dual sets of French doors and a large picture window, it enjoys spectacular elevated views across the surrounding countryside. A striking media wall incorporating a stone hearth housing a remote-controlled electric fire complements a full wall of bespoke cabinetry while direct access onto the aluminium veranda makes this an exceptional space for both entertaining and everyday relaxation.

To the first floor, a spacious landing gives access to three well-proportioned double bedrooms. The impressive principal suite spans the full width of the property and features an extensive range of fitted wardrobes and bedroom furniture, together with a luxurious fully tiled en-suite shower room complete with a walk-in rainfall shower, vanity wash basin and concealed cistern WC. The second bedroom is another generous double with fitted furniture, whilst the third bedroom has been thoughtfully upgraded with new fitted wardrobes, bespoke storage solutions and recently fitted carpeting.

The family bathroom is finished to the same exacting high standard as the en-suite, featuring contemporary tiling, a panelled bath with electric shower over, vanity wash basin and WC.

Externally, the property has been transformed to create an outstanding outdoor lifestyle space. Extensive wrap-around timber decking flows effortlessly around the home, leading to a beautifully landscaped rear garden where a substantial porcelain-paved terrace provides multiple seating and entertaining areas. A bespoke aluminium veranda with glazed sliding doors and integrated patio heaters allows the space to be enjoyed throughout the seasons, offering views towards Stonyhurst and Pendle Hill. A composite storage shed, attractive rockery borders and mature planting complete this impressive outdoor setting.

Finished to an exceptional standard throughout and occupying one of the development's most desirable positions, this is a truly turnkey home offering bespoke design, luxurious interiors and outstanding outdoor entertaining spaces within one of the Ribble Valley's most sought-after villages.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

A (96).

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

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Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)
(excluding Veranda)



First Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Total area: approx. 113.7 sq. metres (1224.0 sq. feet)

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





