



Hillcrest Road, Langho, Ribble Valley BB7
£350,000



An impressive and considerably extended semi-detached family home, occupying a pleasant position within a quiet and established residential development in the highly regarded Ribble Valley village of Langho. Meticulously renovated, improved and landscaped by the present owner, the property offers approximately 1,730 sq ft (including garage) of beautifully presented accommodation, complemented by generous room proportions and an exceptional rear garden.

The accommodation has been thoughtfully designed to provide an excellent degree of versatility for modern family life. A welcoming entrance hallway, finished with oak-effect and Indian stone-tiled flooring, leads through to a spacious lounge, where a multi-fuel stove set within an attractive brick and stone feature surround.

Undoubtedly one of the highlights of the home is the superb open-plan dining kitchen, creating a fantastic social space for everyday family life and entertaining. Finished with Indian stone flooring, the room provides ample space for a substantial dining table and features a Shaker-style fitted kitchen with an extensive range of units, limestone tiled splashbacks and integrated appliances, including a range-style cooker. French doors open directly onto the rear garden, providing an attractive connection between the indoor and outdoor living spaces.

Open access leads into a useful utility/boot room, fitted with complementary units, a sink and plumbing for a washing machine, tumble dryer and dishwasher, together with an external door.

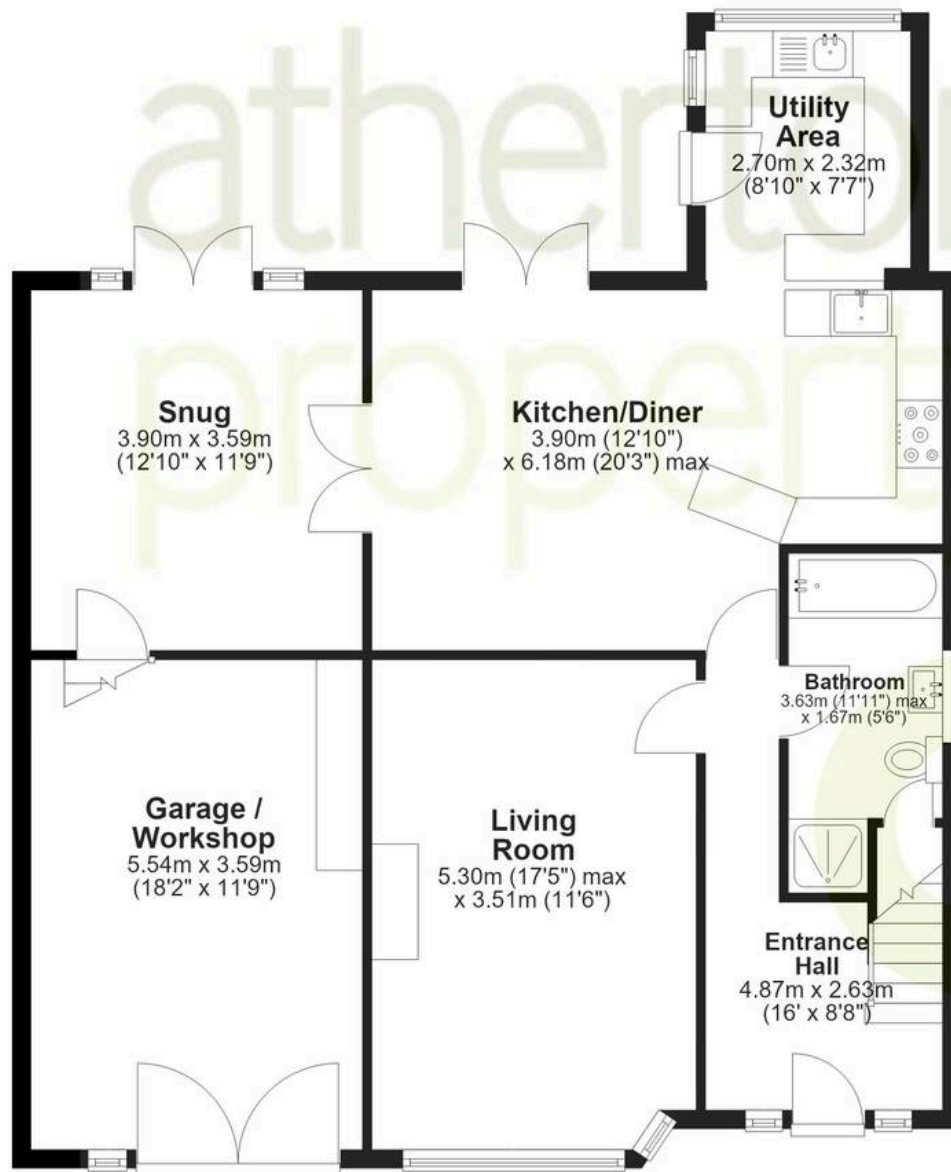
French doors from the dining kitchen also lead into a versatile separate snug, which could equally serve as a children's playroom or home office. A further set of French doors opens onto the rear patio, while an integral door provides access to the adjoining garage/workshop. This is a particularly useful additional space, currently fitted with base units and benefitting from plastered walls and French doors opening onto the front driveway, offering excellent potential for a variety of uses.

Completing the ground-floor accommodation is a stylish four-piece bathroom, fitted with a contemporary white suite comprising a panelled bath, separate corner shower, washbasin and WC, complemented by stone flooring, under stair storage and a heated towel rail.



Ground Floor

Main area: approx. 77.2 sq. metres (830.5 sq. feet)
Plus garages, approx. 19.9 sq. metres (214.1 sq. feet)



Main area: Approx. 140.9 sq. metres (1516.5 sq. feet)

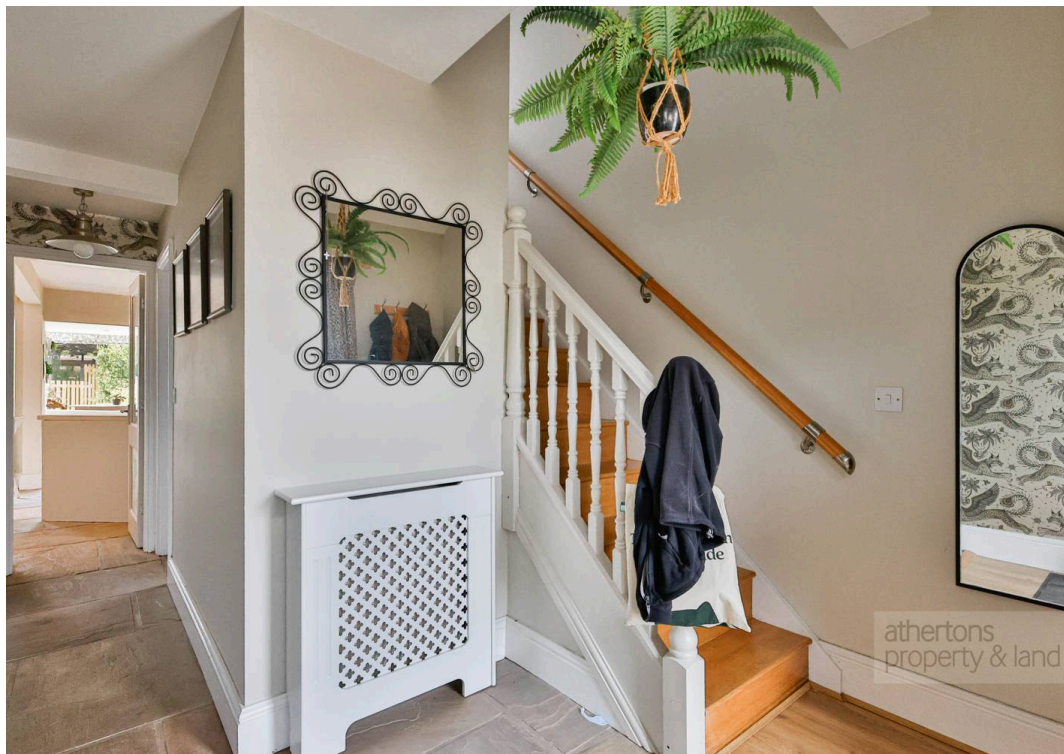
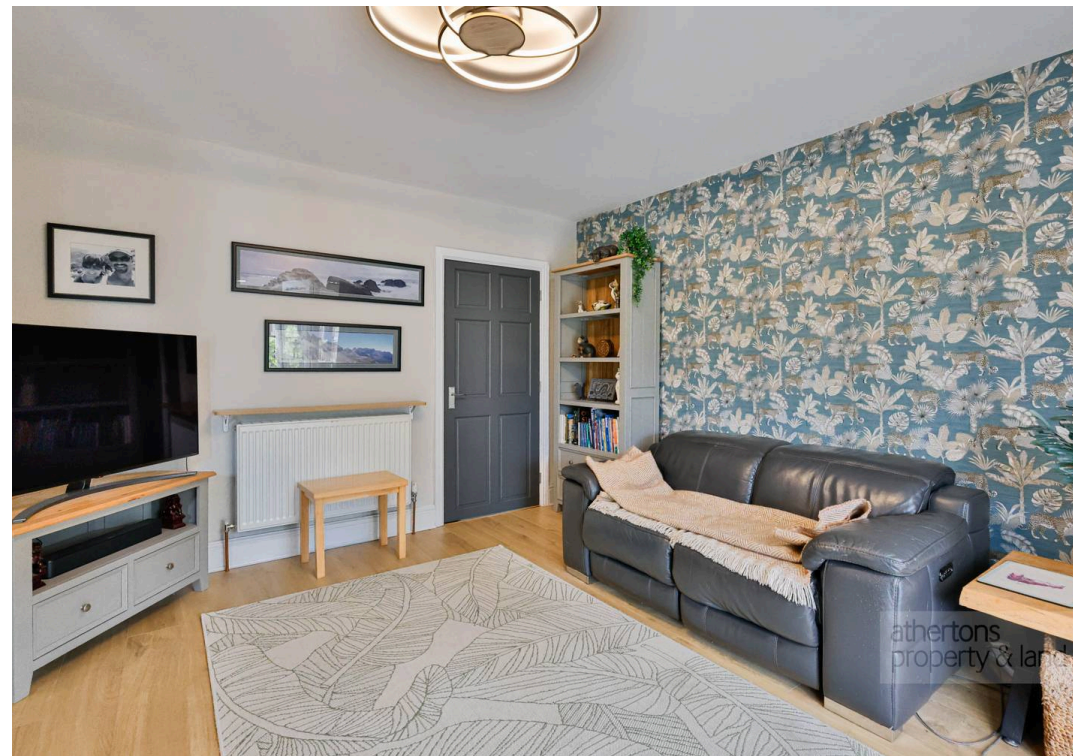
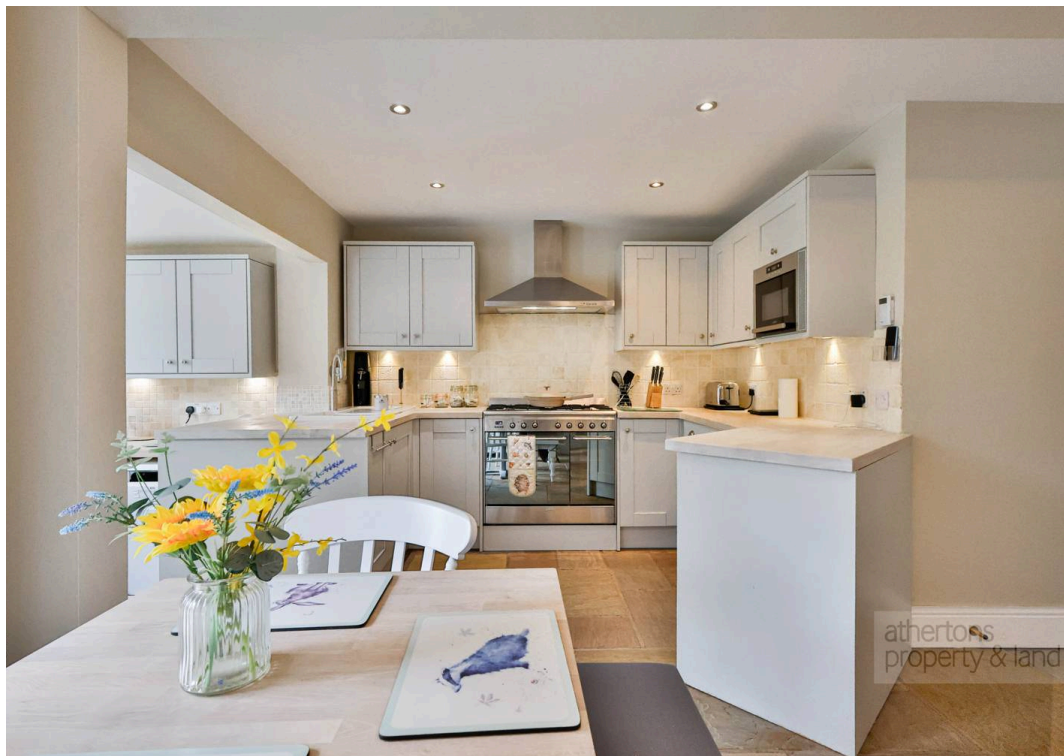
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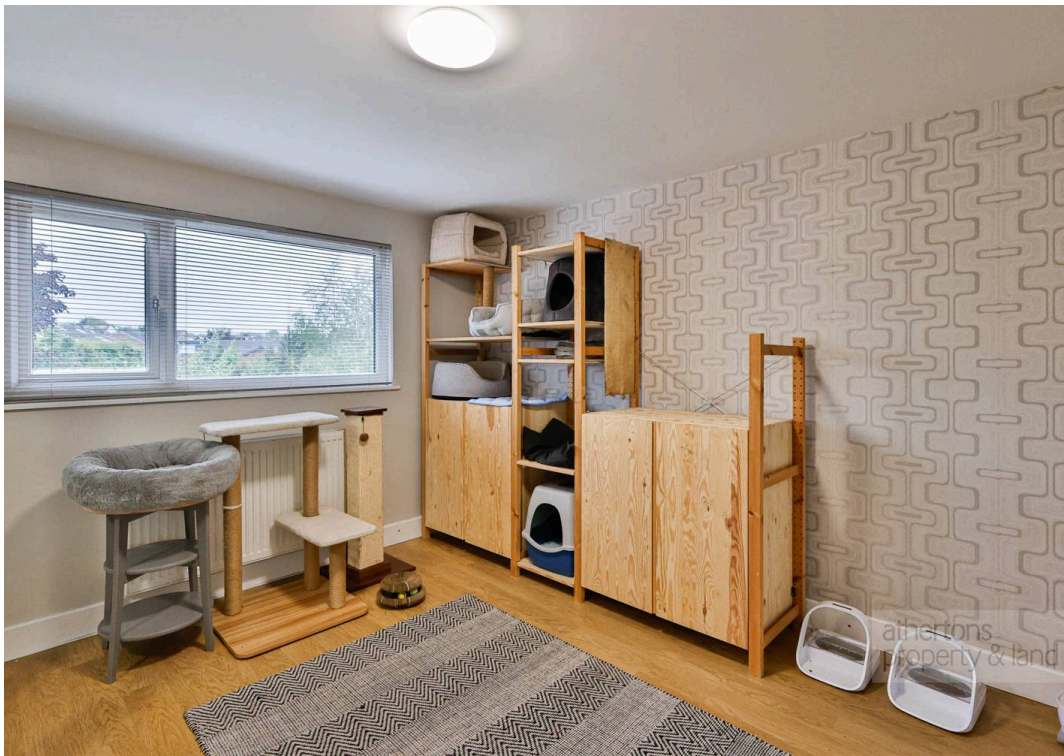
Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.

First Floor

Approx. 63.7 sq. metres (686.0 sq. feet)









The first floor opens to a landing with large storage cupboard off and gives way to three generously proportioned double bedrooms, making the property particularly well suited to a growing family. The impressive principal bedroom benefits from fitted wardrobes extending into useful eaves storage, while the remaining bedrooms are both comfortable doubles. The rear bedroom is features fitted wardrobes, while the front bedroom enjoys spectacular far-reaching views towards Pendle Hill. Serving the first floor is an attractive shower room featuring a Victorian-style suite, with washbasin, WC and generous walk-in shower, complemented by tiled walls and flooring.

Externally, the property continues to impress. To the front is a low-maintenance terraced garden together with a driveway providing off-road parking, an EV charging point and access to the integral garage.

The rear garden is a particularly impressive feature and has been thoughtfully landscaped and meticulously maintained by the current owner. Generously proportioned, it combines a substantial lawn with an extensive Indian stone paved patio, creating excellent areas for outdoor dining, seating and entertaining. Established flowerbeds and gravelled pathways add further interest and character throughout the garden. A timber structure currently situated on the patio has been designed for the owner's cats and could be removed according to a purchaser's preference.

Towards the rear of the garden is an additional enclosed area currently arranged for keeping chickens, including a substantial chicken coop (which may be available by separate negotiation). A timber summer house provides useful shelter and storage, while a separate wood store and established planting further enhance this attractive part of the garden. Alternatively, this area could lend itself perfectly to a children's play area or additional recreational space.

Services - All mains services are connected.

Tenure - We understand from the owners that the property is Leasehold. 999 year lease with 900 years remaining and ground rent of £15 per annum.

Council Tax - Band C.

