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property & land

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14 Highwoods Park, Brockhall Village, Old Langho BB6 8HN
£625,000



Set within the prestigious and highly sought-after Brockhall Village, this well-proportioned four-bedroom detached family home occupies an exceptional plot, enjoying a wonderful sense of privacy with established gardens and adjoining woodland to the rear. Known for its secure, gated environment and strong community feel, Brockhall Village remains one of the Ribble Valley's most desirable addresses, particularly for families seeking both safety and a peaceful setting, whilst remaining conveniently positioned for access to nearby towns and excellent transport links.

From the outset, the property presents a fantastic opportunity for a buyer to create a truly special long-term family home. Well maintained throughout and offering generous, versatile accommodation, there is clear scope to extend (subject to the necessary consents), particularly given the size and nature of the plot.

The internal accommodation begins with a welcoming entrance hall, complete with oak-effect flooring and a convenient two-piece cloakroom/WC. The main lounge is a comfortable, light-filled space, centred around a feature stone effect fireplace with inset gas fire and flows naturally through to the dining room, creating an ideal layout for both everyday living and entertaining. Across the hall is a home office, converted from part of the original garage, providing an ideal work-from-home space.

To the rear, the kitchen is fitted with a range of base and eye-level units, incorporating an AEG electric double oven, AEG induction hob with extractor over, stainless steel sink and drainer, integrated fridge freezer and dishwasher. An external door provides access to the garden, while the adjoining dining room offers flexibility as a more formal dining space, snug, or playroom.

A conservatory extends from the rear elevation, enjoying pleasant views over the garden and providing an additional reception space, complete with tiled flooring and French doors leading out onto the patio. The ground floor is further enhanced by a useful utility room with additional storage, integrated washer and space for dryer, access into the garage and external access.

To the first floor, a spacious landing provides access to four well-proportioned double bedrooms, all benefiting from fitted wardrobes. Bedroom one is served by a stylish en-suite shower room with his and hers wash basins and a raised walk-in wardrobe/dressing area, creating an impressive principal suite. Bedroom two is a generous double room, served by a Jack & Jill shower room, which is also accessible from bedroom three, while the remaining bedroom is serviced by a four-piece family bathroom comprising a panelled bath, separate corner shower, wash basin, and WC.

Externally, the property truly comes into its own. A wide double driveway provides ample off-road parking and leads to the remaining single garage space with an up-and-over door. The front garden is neatly lawned, setting the property back nicely from the road. To the rear, the plot is both extensive and beautifully arranged, offering a rare combination of formal garden and natural woodland. A paved patio area leads onto well-maintained lawns and planted borders, perfect for outdoor entertaining and family use. Beyond this, a substantial woodland area creates a unique backdrop, ideal for children, recreation, or simply enjoying the tranquillity and privacy it provides. The open woodland aspect to the rear further enhances the sense of space and seclusion, rarely found in modern developments.

Overall, this is a superb opportunity to acquire a spacious and well-cared-for home within a secure and highly regarded setting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Estate charge payable £76 per month

Energy Performance Rating

TBC.

Council Tax

Band F.

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

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Ground Floor

Main area: approx. 113.5 sq. metres (1221.5 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.8 sq. feet)



First Floor

Approx. 107.2 sq. metres (1153.4 sq. feet)



Main area: Approx. 220.6 sq. metres (2374.9 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.8 sq. feet)

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





