





Occupying a generous plot in one of the Ribble Valley's most sought-after villages, this beautifully refurbished three-bedroom semi-detached home combines period charm with thoughtfully modernised interiors, energy-efficient living and exceptional outdoor space. Enjoying a private aspect with woodland extending down to the historic railway line, the property presents a rare opportunity to acquire a turnkey family home in an enviable Whalley setting.

The property has been comprehensively refurbished throughout and benefits from an efficient all-electric heating system, including electric underfloor heating and modern Fischer electric radiators, complemented by solar panels with battery storage to provide an energy-conscious approach to modern living.

The accommodation begins with a welcoming entrance hall, where stairs rise to the first floor with useful under-stairs storage, whilst an opening leads through to a rear porch. The attractive lounge is a warm and inviting reception room, centred around a slate and tiled fireplace incorporating a log-burning stove. Bespoke fitted alcove cabinetry and shelving provide practical storage, whilst dual aspect windows fill the room with natural light.

The impressive dining kitchen is fitted with a quality Wren range of cabinetry, complemented by quartz worktops and a comprehensive selection of integrated appliances including a Neff Hide & Slide double oven, Neff halogen hob, dishwasher and fridge/freezer. A traditional double Belfast sink adds character, whilst the breakfast bar offers informal seating alongside ample space for a family dining table. French doors open directly onto the rear patio, seamlessly linking the interior with the gardens beyond.

Accessed from the rear porch, the characterful vaulted boot room provides a practical everyday entrance and incorporates a utility area with fitted base units, plumbing for laundry appliances and the solar-powered hot water cylinder. Adjoining is a stylish three-piece shower room, complete with a walk-in shower enclosure, vanity wash basin and high-level flush WC.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from two sets of bespoke Sharps fitted wardrobes, whilst the second bedroom comfortably accommodates a double bed and also features fitted wardrobes. The third bedroom offers flexibility as a nursery, child's bedroom or home office and includes drop-down ladder access to the boarded loft, where the battery storage system for the solar panels is housed.

The family bathroom has been beautifully appointed, featuring a freestanding bath, walk-in subway tiled shower enclosure, dual flush WC and a distinctive wash basin mounted on a restored Singer sewing machine base, creating a unique focal point.

Outside, the property is equally impressive. A fenced gravel driveway provides off-road parking to the front, whilst a second gated driveway at the rear offers additional parking and access to the detached garage. Attractive block-paved pathways wind through established gardens featuring a mature willow tree, raised vegetable beds, colourful planted borders and a generous seating terrace to the side.

The wraparound gardens continue to an expansive rear lawn enjoying a peaceful outlook across the woodland beyond. A paved patio and gravelled seating areas provide excellent spaces for outdoor dining and entertaining, whilst the detached double garage benefits from lighting, power and twin up-and-over doors. A greenhouse, further seating areas and a superb garden pod complete the outside space. Fully equipped with power, lighting, windows and French doors, the pod is currently utilised as a home office, with an EV charging point conveniently positioned alongside.

## Services

Electric under floor heating to ground floor and bathroom, electric radiators in bedrooms, solar panels and battery storage, mains water, mains electricity, mains drainage.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

D (62).

## Council Tax

Band C.

## 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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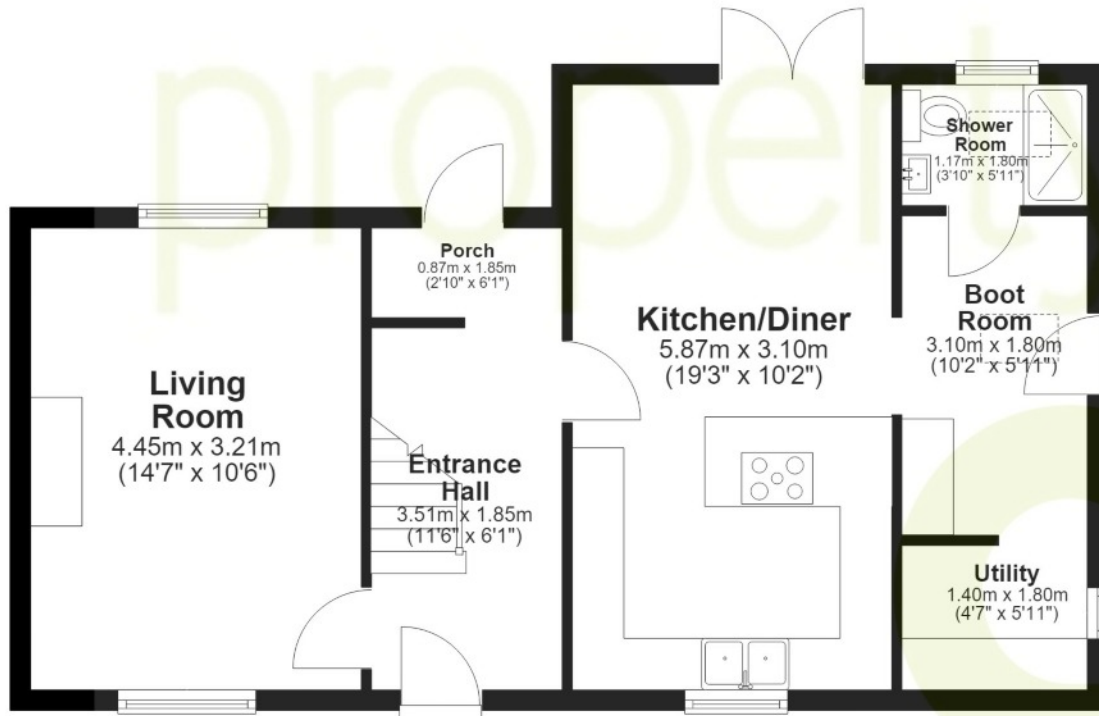






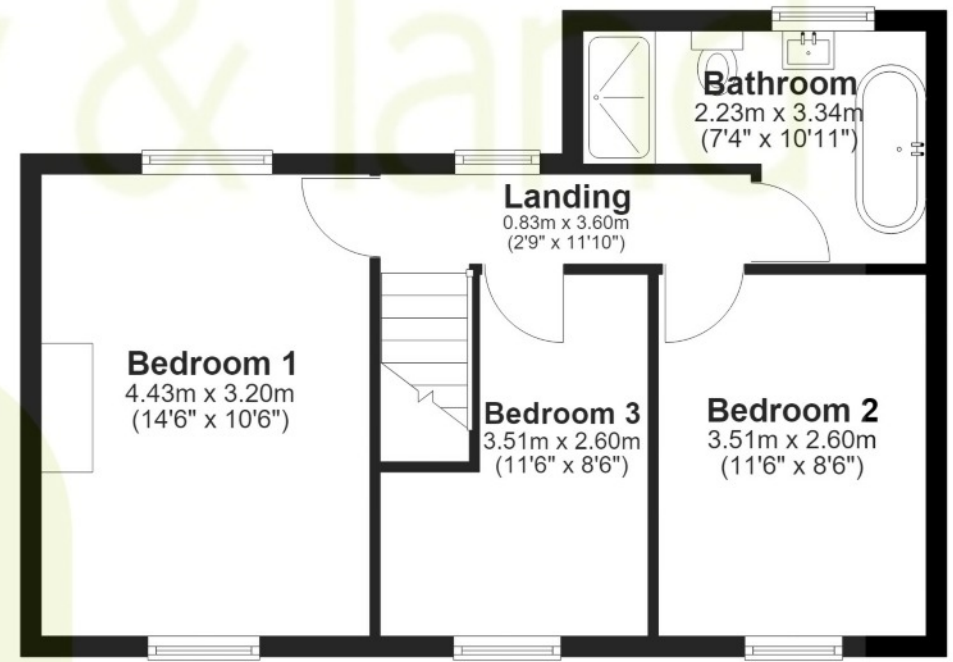
## Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



## First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 95.8 sq. metres (1030.7 sq. feet)

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











