

Property Details

10 Pendle View, Brockhall Village,
Old Langho, Lancashire, BB6 8AT

OIRO **£395,000**



Property Photos

10 Pendle View, Brockhall Village, Old Langho, Lancashire, BB6 8AT

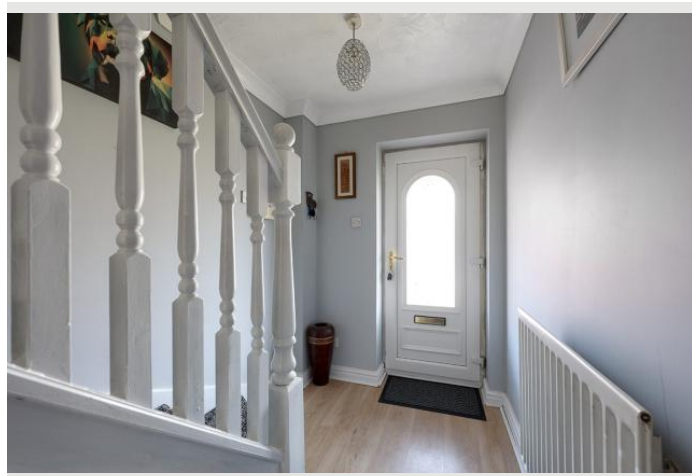
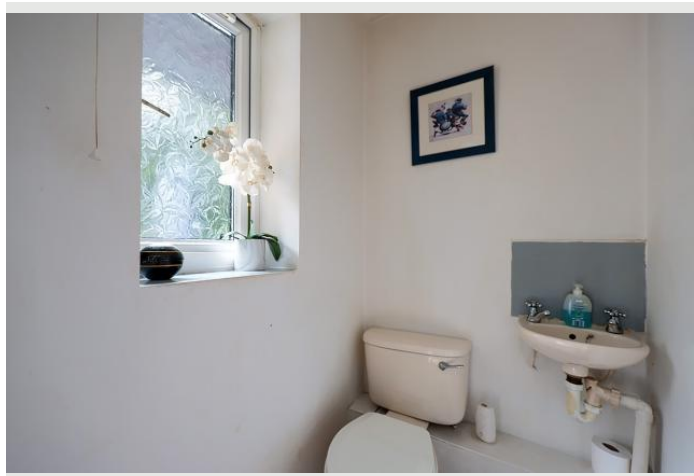


Creation Date

29/07/2026

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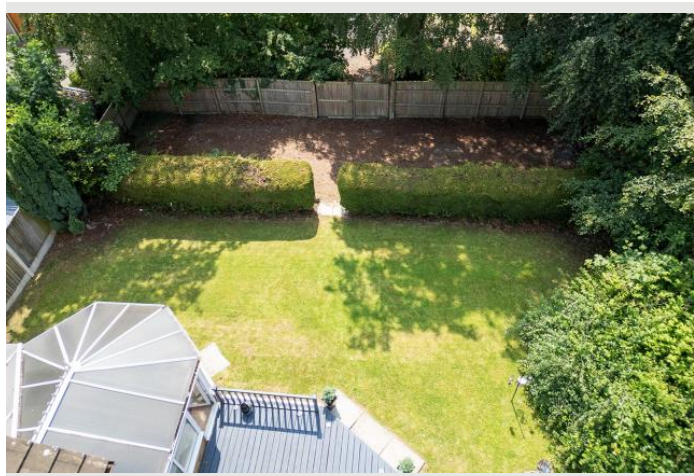
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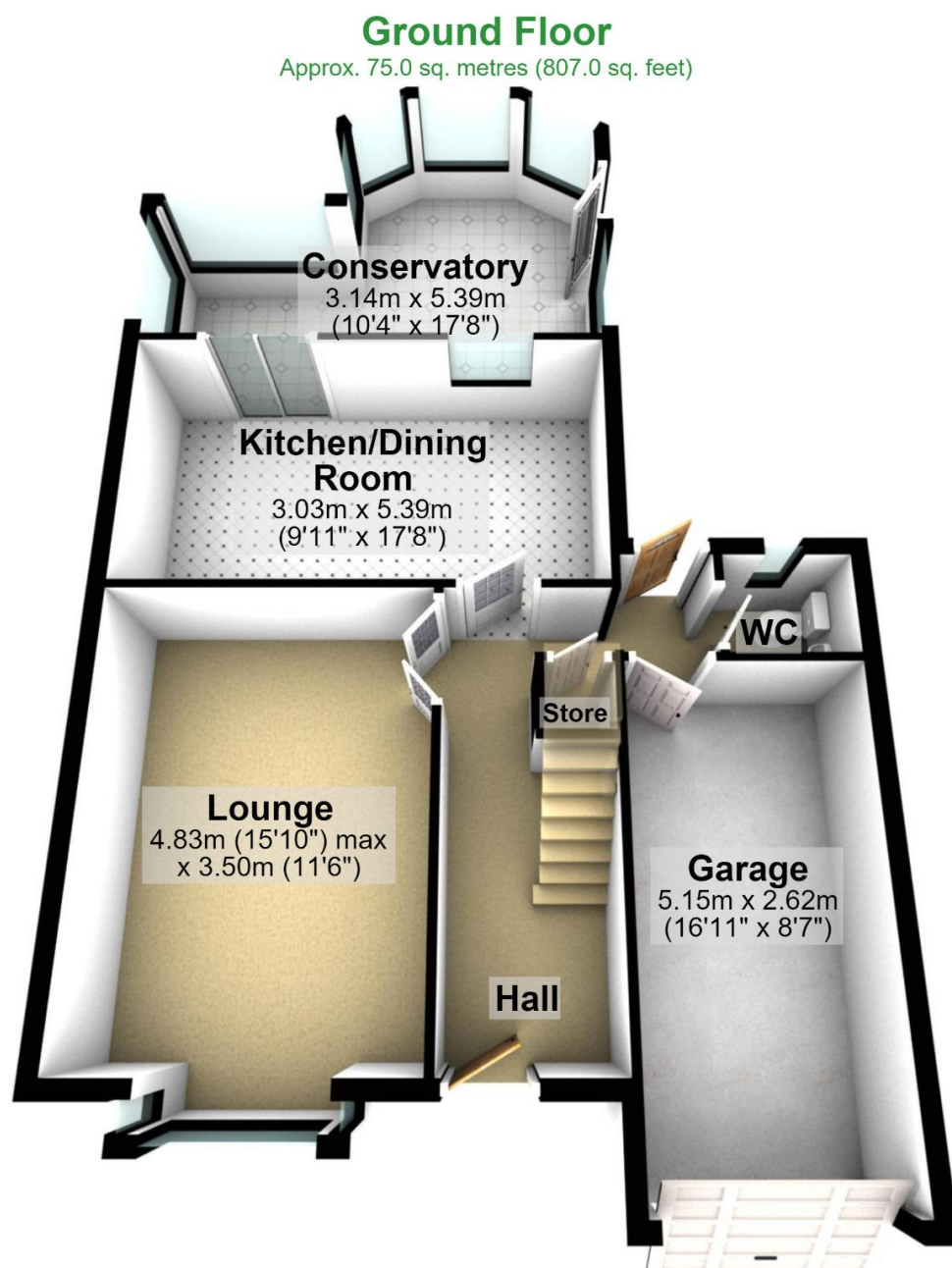


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Property Floor Plans

10 Pendle View, Brockhall Village, Old Langho, Lancashire, BB6 8AT



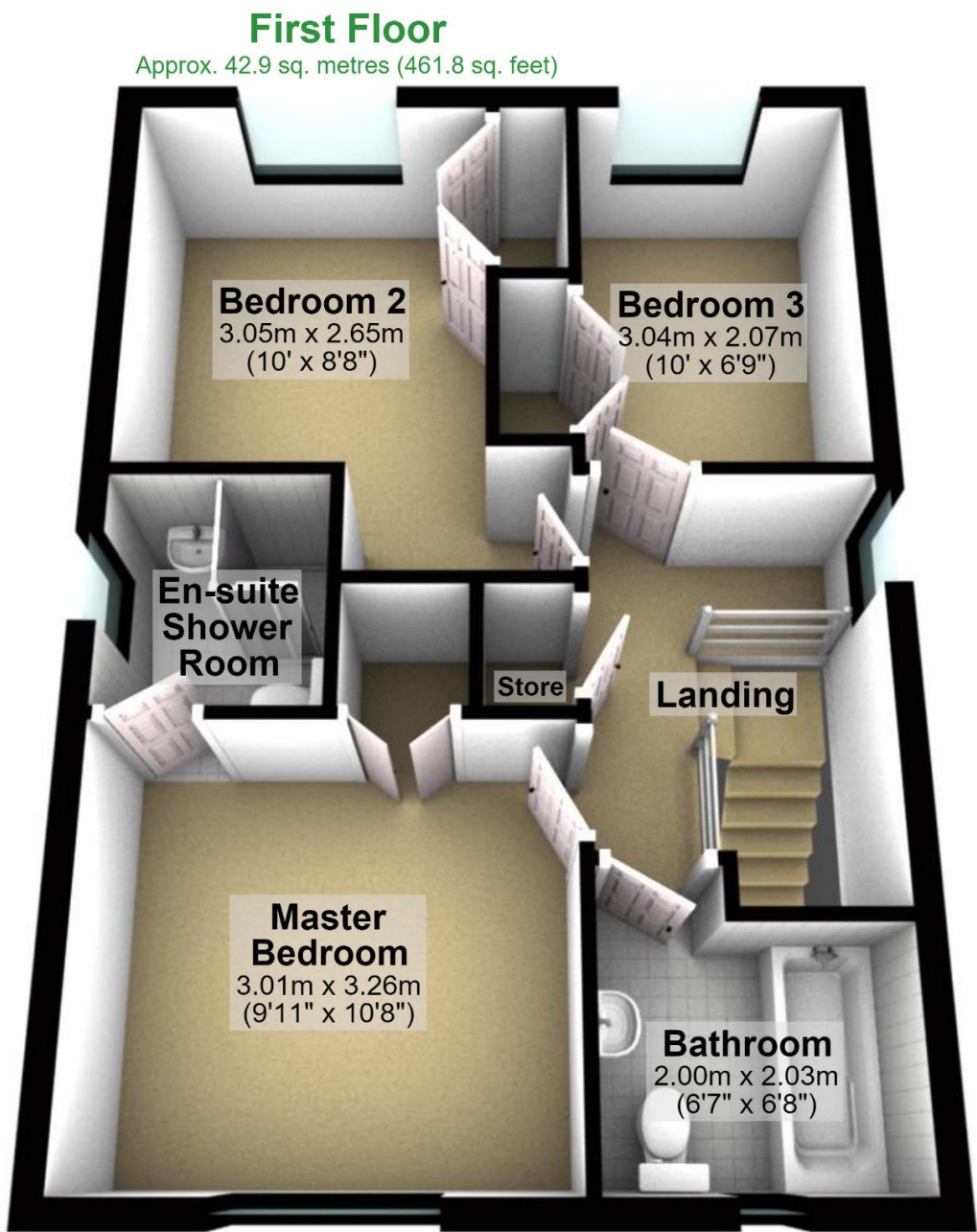
Total area: approx. 117.9 sq. metres (1268.8 sq. feet)

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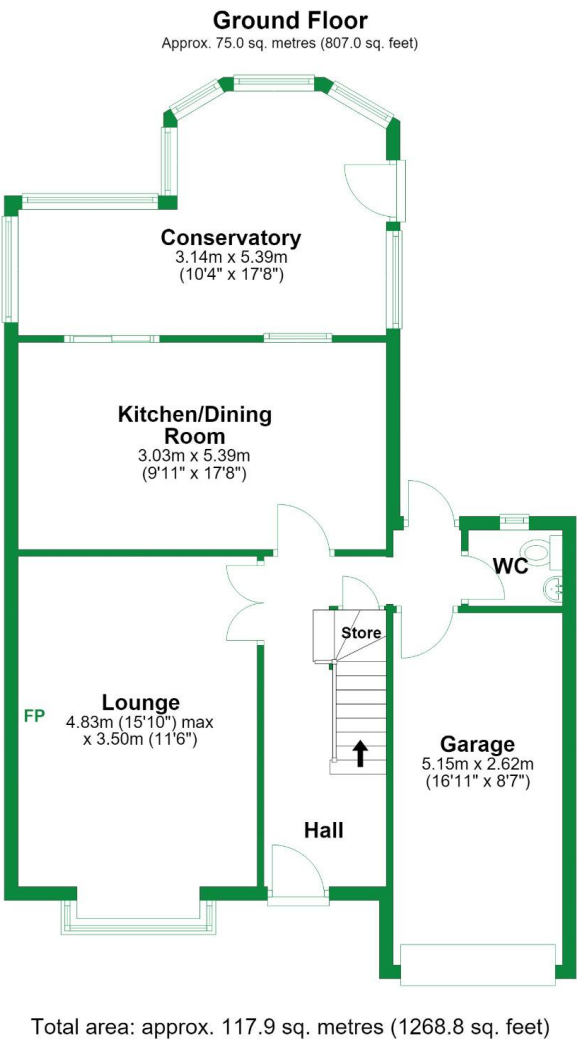
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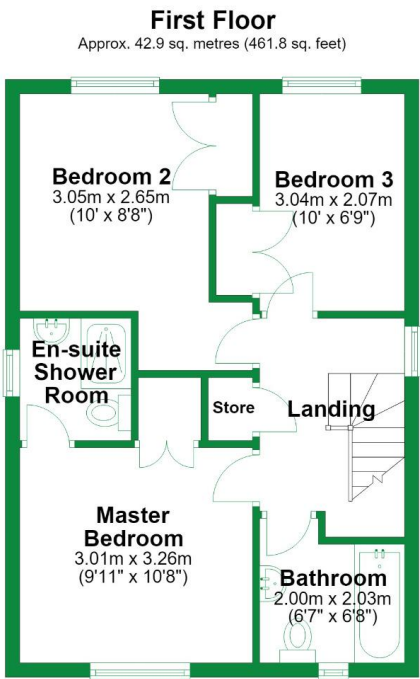
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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1268
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£395,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

10 Pendle View, Brockhall Village, Old Langho, Lancashire, BB6 8AT

Feature 1

Detached Family Home Within A Sought After Location

Feature 2

Main Bedroom With En Suite Shower Room

Feature 3

Spacious Living Areas, Including A Lounge And Conservatory

Feature 4

Downstairs Wc

Feature 5

Large South Facing Gardens With A Decking Area And Additional Space For Parking Or Further Garden Space

Feature 6

Driveway Parking And A Garage To The Front

Property Description

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A Spacious Detached Family Home in the Heart of Brockhall Village

Key Features

Detached family home in the sought-after Brockhall Village
Quiet and secure residential setting
Spacious front lounge
Kitchen dining room with direct access to the conservatory
Generous conservatory overlooking the rear garden
Downstairs WC
Internal access to the garage
Main bedroom with en-suite shower room
Two further bedrooms with integrated storage
Driveway and garage providing additional storage and parking
Large enclosed south facing rear garden with a lawn and decked seating area
Additional space with vehicle access perfect for extra parking or garden expansion
Ideal home for growing families or those needing flexible outdoor space
Within easy reach of Whalley and Clitheroe
Well placed for a selection of primary and secondary schools
Convenient access to road links for commuting across the Ribble Valley and surrounding areas
Surrounded by countryside, with walks and outdoor activities close by

Located in the sought-after Brockhall Village, Pendle View is a detached family home in a quiet and secure setting. The property offers a spacious lounge at the front, while the kitchen dining room at the rear provides a great space for everyday family life and leads into a generous conservatory overlooking the garden. There is also a downstairs WC, along with internal access to the garage for added convenience.

Upstairs, the main bedroom benefits from its own en-suite shower room, while two further bedrooms include integrated storage. A family bathroom completes the first floor.

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Outside, the front of the property features a lawned garden, driveway and garage. To the rear, the large enclosed garden includes a generous lawn and a decked seating area, making it ideal for relaxing or spending time with family and friends. There is also an additional area with vehicle access, offering excellent extra parking, space for a caravan, or the opportunity to increase the garden size if desired. The property is well placed for a range of local amenities, schools and everyday services, with Whalley and Clitheroe both just a short drive away.

From the Agent's Perspective:

Pendle View offers a great balance of indoor and outdoor space, making it well suited to family life. The additional parking area is a real benefit, while the quiet setting within Brockhall Village provides privacy without feeling isolated. With schools, local amenities and transport links all within easy reach, it is a location that works well for everyday living.

From the Client's Perspective:

We have loved living here because it is a nice, quiet area with a low crime rate. The large south-facing garden has been a real highlight, and the area is very pet friendly with plenty of country walks nearby, as well as the river just a short distance away.

Additional Information

Tenure- Freehold

Council tax band - E

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Management charge - Approx 800 PA

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the

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commencement of the checks.

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