



athertons
property & land



A superbly presented, newly renovated four-bedroom detached family home, enjoying beautiful open countryside views in the highly sought-after village of Rimington. This exceptional property has been thoughtfully designed and finished to an impressive standard, combining contemporary style with practical family living. Set over two floors, the home boasts elegant décor, high-quality fixtures and fittings, and is ready for immediate occupation.

Positioned on a quiet residential street, the property enjoys far-reaching countryside views to the front, with stunning views towards Pendle Hill from the rear. Individually designed both internally and externally, this versatile home offers a flexible layout ideal for growing families and those looking for spacious, modern living.

The ground floor comprises a welcoming entrance hallway with a convenient downstairs WC, leading to an impressive open-plan dining kitchen. The newly fitted uPVC doors open onto the south-facing rear garden and patio, creating a seamless connection between indoor and outdoor living. The bespoke handmade contemporary kitchen features quartz worktops and a comprehensive range of integrated appliances, including double ovens, induction hob with downdraft extractor, fridge, freezer, and an instant hot water tap.

A separate living room provides a warm and inviting space, centred around a feature wood-burning stove and complemented by French uPVC doors opening onto the rear patio. The integral garage benefits from an electric up-and-over door and houses the single oil-fired boiler along with an upgraded hot water cylinder.

To the first floor is a spacious and light-filled landing leading to three bedrooms. The impressive master bedroom benefits from a dedicated fitted dressing area, while the remaining bedrooms provide excellent accommodation for family members, guests, or home working. The stylish four-piece family bathroom features a freestanding oval bath, dual flush WC, wash basin with vanity unit, and a walk-in rainfall shower.

Externally, the property is approached via a shared block-paved driveway leading to a private driveway and integral garage. The front garden features a generous Indian stone flagged patio area, beautifully landscaped gardens, and uninterrupted countryside views.

The rear garden has been carefully designed for both relaxation and entertaining, featuring a raised composite decking area with timber planters and fenced borders. Stone steps lead down to a beautifully landscaped pond, which creates an attractive focal point, alongside a further Indian stone patio area complete with hot tub. The oil tank is discreetly concealed behind attractive timber cladding, and convenient side access leads around to the front of the property.

Located in the picturesque village of Rimington, the property enjoys an abundance of countryside walks and stunning rural surroundings, while the market town of Clitheroe is only a short drive away. Clitheroe offers excellent transport links by road and rail, providing easy access to East Lancashire business centres and destinations further afield.

Services

Oil fired central heating, mains water, mains drainage, mains electricity.

Tenure

We understand the tenure to be Freehold.

Energy Performance Rating

TBC.

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 12.30pm

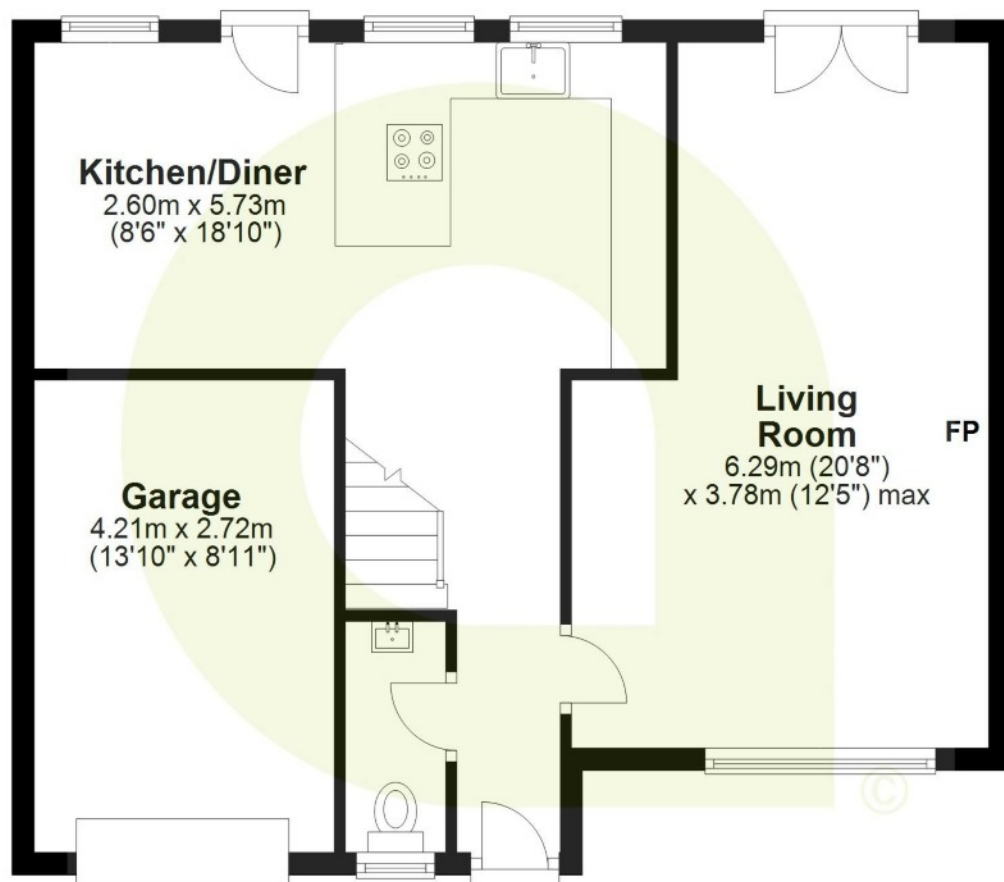
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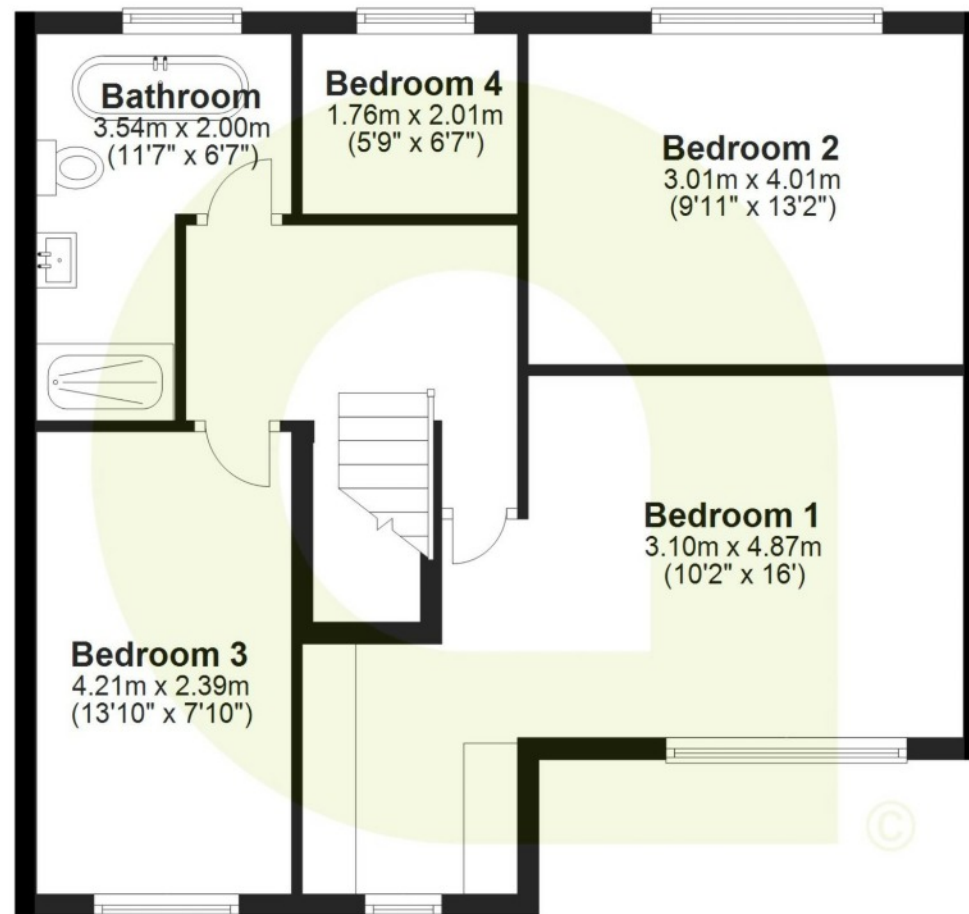
Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



First Floor

Approx. 57.7 sq. metres (620.7 sq. feet)



Total area: approx. 115.5 sq. metres (1243.1 sq. feet)





