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An exceptional architect-designed four bedroom detached family residence, constructed in 2021 by the current owners and occupying a prestigious position within the exclusive gated community of Brockhall Village. Finished in an attractive blend of local stone and render beneath a striking contemporary design, this one-off home offers beautifully proportioned accommodation with unusually high ceilings, outstanding energy efficiency, and an uncompromising specification throughout. Incorporating an air source heat pump, solar panels, underfloor heating, and expansive floor-to-ceiling glazing framing far-reaching views, the property perfectly balances cutting-edge design with luxurious family living.

A truly impressive reception hall sets the tone, featuring a spectacular 6-metre vaulted ceiling, porcelain tiled flooring, and a contemporary return staircase with glazed balustrading. A stylish two-piece cloakroom/WC is positioned off the hallway, whilst two generous cloaks cupboards house the controls and intake for the underfloor heating system.

A versatile reception room enjoys floor-to-ceiling windows overlooking the surrounding landscape, making it ideal as a home office, snug, playroom, or additional sitting room. Finished with tiled flooring, it offers exceptional natural light and flexibility for modern family life. The formal lounge provides a more intimate yet equally impressive space, centred around a contemporary media wall incorporating an electric feature fire. Four traditional-style mullioned windows complement the stone façade, filling the room with natural light whilst retaining a warm and inviting atmosphere.

To the rear is the magnificent open-plan kitchen, dining and living area, designed to an exceptional standard for both entertaining and everyday family life. Supplied by Stuart Frazer and fitted with a premium SieMatic showroom kitchen, the space combines bespoke cabinetry with quartz worktops and a substantial central island with breakfast bar. Integrated appliances include dual Siemens ovens, dishwasher, full-height fridge and freezer, Bora induction hob with integrated extraction, and Quooker boiling water tap. Acoustic panelling enhances both aesthetics and function, while a feature wood-burning stove creates a cosy focal point. Expansive aluminium bi-folding doors and floor-to-ceiling glazing frame far-reaching views and flood the space with natural light.

Adjoining the kitchen, the L-shaped utility and boot room continues the high specification with fitted cabinetry, plumbing for laundry appliances, a wine fridge, additional storage, and external access, creating a practical everyday entrance while keeping the main living areas beautifully organised.

To the first floor, an open L-shaped landing overlooks the dramatic entrance hall below, reinforcing the home's sense of scale and architectural quality. The principal bedroom suite enjoys floor-to-ceiling glazing with stunning views, a dressing room, and an indulgent four-piece en-suite finished in marble-effect tiling, featuring a freestanding bath, walk-in shower, and twin vanity basins.

A second double bedroom benefits from its own contemporary three-piece en-suite shower room, finished to the same high standard. Bedroom three offers generous proportions with a dressing area and Jack-and-Jill shower room serving both this room and bedroom four. The beautifully appointed family bathroom includes a panelled bath, corner shower enclosure, and coordinated high-quality fittings, maintaining the consistent finish throughout.

Externally, the property enjoys beautifully landscaped gardens designed to complement its contemporary architecture. To the rear, extensive stone-paved patios and walkways wrap around the home, passing manicured lawns, mature trees, and established planting. A striking stone chimney firepit forms a focal point for outdoor entertaining, while dual-level terraces descend to a principal stone seating area enclosed by mature laurel hedging, creating excellent privacy and a peaceful setting with open views.

To the front, stone boundary walls frame a substantial gravel driveway providing generous off-road parking and access to the attached double garage with electric up-and-over door. A further gravel parking area and enclosed side garden enhance both practicality and kerb appeal, completing this remarkable contemporary home.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

B (85).

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. 114.7 sq. metres (1234.1 sq. feet)
Plus garages: approx. 22.1 sq. metres (237.6 sq. feet)



First Floor

Approx. 124.0 sq. metres (1335.2 sq. feet)



Main area: Approx. 238.7 sq. metres (2569.3 sq. feet)

Plus garages: approx. 22.1 sq. metres (237.6 sq. feet)

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





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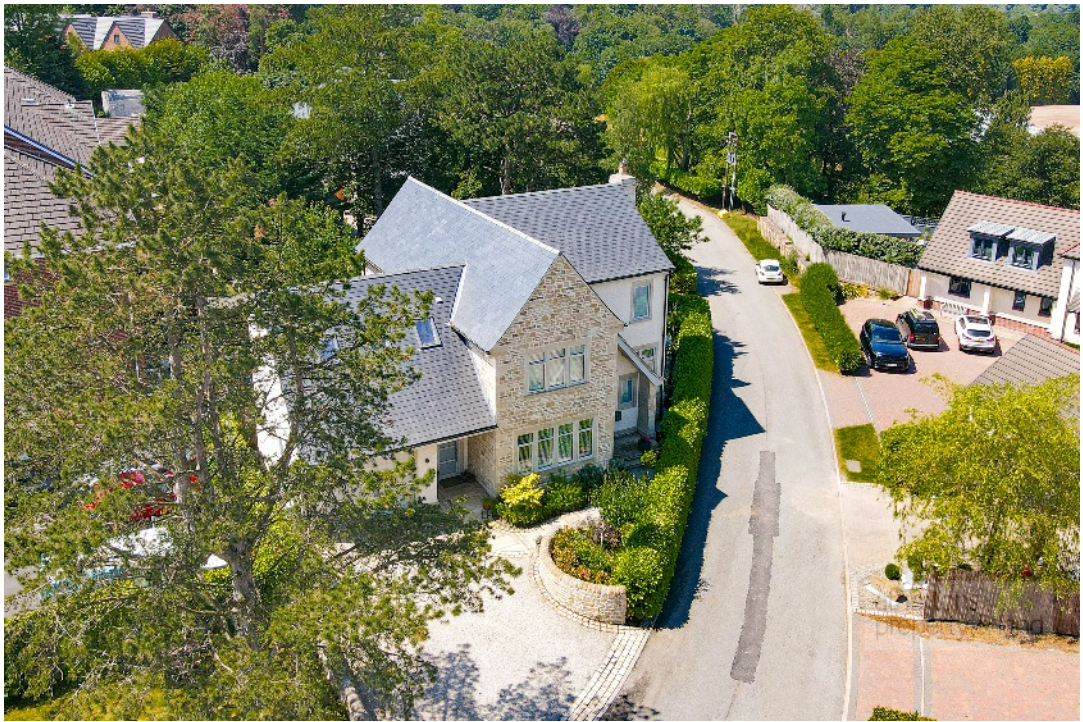


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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

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