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Constructed in 2018 by a respected local bespoke builder, Dale View is an individually designed two-bedroom detached bungalow offering deceptively spacious accommodation, finished to an exceptional standard throughout. Occupying a generous end plot with beautifully landscaped terraced gardens and far-reaching views across the Ribble Valley towards Longridge Fell, Stonyhurst and the iconic Whalley Viaduct, this impressive home is offered to the market with no onward chain.

Situated in the popular village of Billington, the property enjoys a convenient location within walking distance of Whalley via the picturesque riverside footpath passing Whalley Abbey, offering easy access to the village's excellent range of independent shops, cafés, restaurants and amenities.

A welcoming porch provides useful storage, housing the hot water cylinder, before opening into the entrance hall where stairs rise to the first-floor accommodation and useful under-stairs storage is available.

The generously proportioned open-plan living space has been thoughtfully designed for modern living. The spacious lounge centres around an attractive stone fireplace incorporating an electric fire, whilst French doors open onto the rear patio, allowing the stunning outlook to become part of the room. Open to the lounge, the dining kitchen features a comprehensive range of fitted cabinetry beneath a striking vaulted ceiling, creating an impressive sense of space and light. French doors provide further access to the gardens, whilst integrated appliances include a fridge/freezer, dishwasher, electric oven, induction hob and extractor. A washing machine and tumble dryer are also included within the sale.

The ground floor also accommodates the second double bedroom, complete with fitted wardrobes and direct access to a fully tiled three-piece en-suite comprising a corner shower enclosure, wash basin and dual flush WC, making it equally suitable as a guest suite.

Occupying the entire first floor, the principal bedroom creates a superb private retreat beneath a vaulted ceiling. Two sets of fitted wardrobes are complemented by extensive eaves storage, whilst the beautifully appointed tiled en-suite comprises a panelled bath with electric shower over and glazed screen, vanity wash basin and dual flush WC.

Externally, the property occupies a larger-than-average end plot. To the front, a double-width driveway provides ample off-road parking, whilst the adjoining gravelled garden offers potential to create additional parking if required.

The rear gardens have been thoughtfully landscaped across a series of terraces to make the most of the outstanding views. An Indian stone patio adjoins the property, providing an ideal space for outdoor dining, with steps rising through gravelled and decorative chipped seating areas to an elevated vantage point. From here, the panoramic views are truly exceptional, stretching across Longridge Fell and Stonyhurst, with the impressive arches of the Whalley Viaduct providing a striking landmark within the landscape.

Beautifully presented throughout, built with evident attention to detail and occupying a superb elevated plot, Dale View represents a rare opportunity to acquire a distinctive home combining high-quality construction, versatile accommodation and some of the finest views the Ribble Valley has to offer.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (83).

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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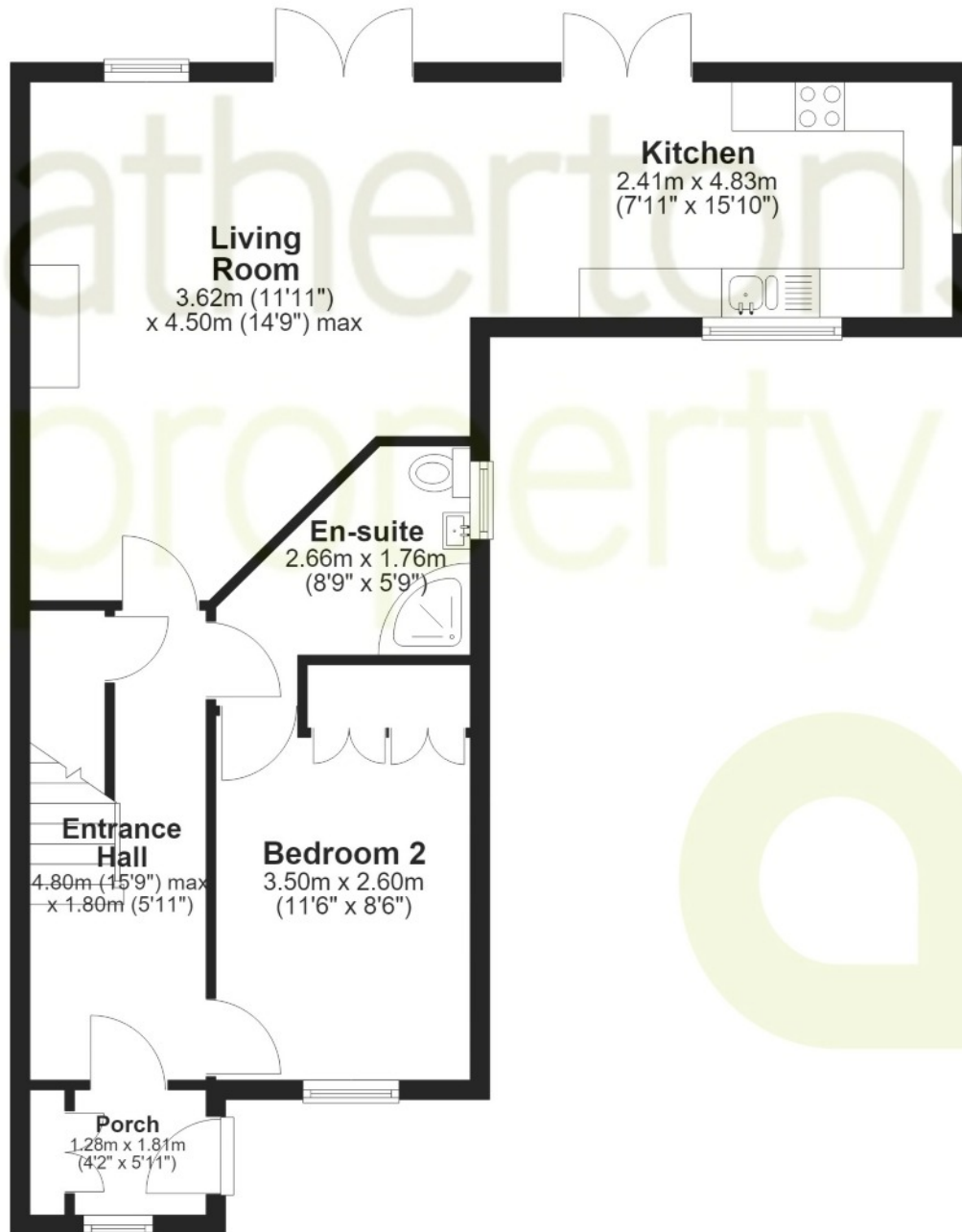
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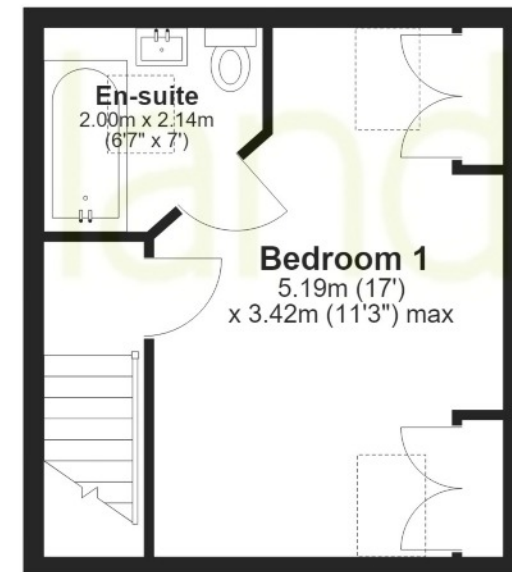
Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 83.6 sq. metres (899.8 sq. feet)

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

