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Woodley, Whins Lane, Read, Ribble Valley BB12  
£950,000

tel. 01254 828810

Set within a substantial and private plot, this outstanding four-bedroom detached residence, originally constructed in 1952, has been comprehensively renovated, reconfigured and significantly extended in 2019 by the current owners. The result is an exceptional executive family home, finished to an exacting standard throughout and enjoying stunning open views across farmland to the rear.

From the outset, the quality of the transformation is immediately apparent. Entering via an original timber-panelled door, you are welcomed into a beautifully appointed entrance space, complete with a stylish two-piece WC and newly fitted internal doors leading through to the main accommodation.

At the centre of the home lies a spectacular open-plan kitchen, dining and living space, thoughtfully reimagined to create a light-filled, highly functional and sociable environment. A striking L-shaped central island forms a natural focal point, complemented by a bespoke fitted dining table, premium quartz worktops and a Quooker instant boiling water tap. The kitchen is equipped with a full suite of integrated Neff appliances, including an induction hob with fitted extraction, two ovens, Microwave oven and a warming drawer, alongside an integrated dishwasher, generous pantry storage and space for an American-style fridge freezer.

A relaxed snug/living area provides ample space for lounge furniture and flows seamlessly into a stunning single-storey extension, forming the dining area. This space is particularly impressive, featuring a vaulted ceiling with skylights that flood the room with natural light, while bi-folding doors open directly onto the rear patio, effortlessly blending indoor and outdoor living. Karndean flooring runs throughout, enhancing both the aesthetic appeal and practicality.

A well-equipped utility room provides further functionality, with base and eye-level cabinetry, under counter fitted Larder Fridge, plumbing and additional storage, alongside CCTV system controls. An external airing cupboard houses the hot water tank, with a separate boiler cupboard adding further convenience.

The main lounge offers a more traditional and cosy retreat, centred around a feature Esse gas fire set within a stone hearth and complemented by a charming bay window. Leading through from the lounge is a versatile snug, ideal as a children's playroom or additional sitting room.

To the first floor, a spacious landing leads to four generous double bedrooms, all benefiting from fitted wardrobes and enjoying far-reaching views over the rear garden and open countryside beyond. The fourth bedroom is currently utilised as a dressing room. The principal suite is particularly impressive, offering a dedicated dressing area, a luxurious tiled shower room, and access to a composite and glazed balcony—perfectly positioned to take in the stunning outlook.

The family bathroom is finished to a high specification, featuring fully tiled walls and flooring, a fitted bath, contemporary vanity unit with dual sinks, a walk-in custom shower enclosure and a sleek LED mirror.

Externally, the property continues to impress. A sweeping driveway to the front provides extensive off-road parking and leads to a detached double garage, complete with electric up-and-over door. The front of the property is both enclosed and private, with a walled boundary, manicured lawns and established woodland beyond, creating a peaceful and secluded setting.

To the rear, the gardens are nothing short of exceptional. A large Indian stone patio extends directly from the main living space, offering the perfect setting for entertaining and al fresco dining. Stone steps descend to a beautifully maintained lawn, bordered by mature hedgerows and planting. A further seating area incorporates a timber summer house and composite decking, creating multiple zones from which to enjoy the surroundings. A charming babbling brook runs along the boundary of the property, while uninterrupted views over open farmland towards St John's Church provide a truly idyllic backdrop—creating a rare and highly desirable outdoor sanctuary.

### Services

Mains water, electric and gas, drainage to water treatment plant.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band G.

### Energy Rating (EPC)

TBC.

### 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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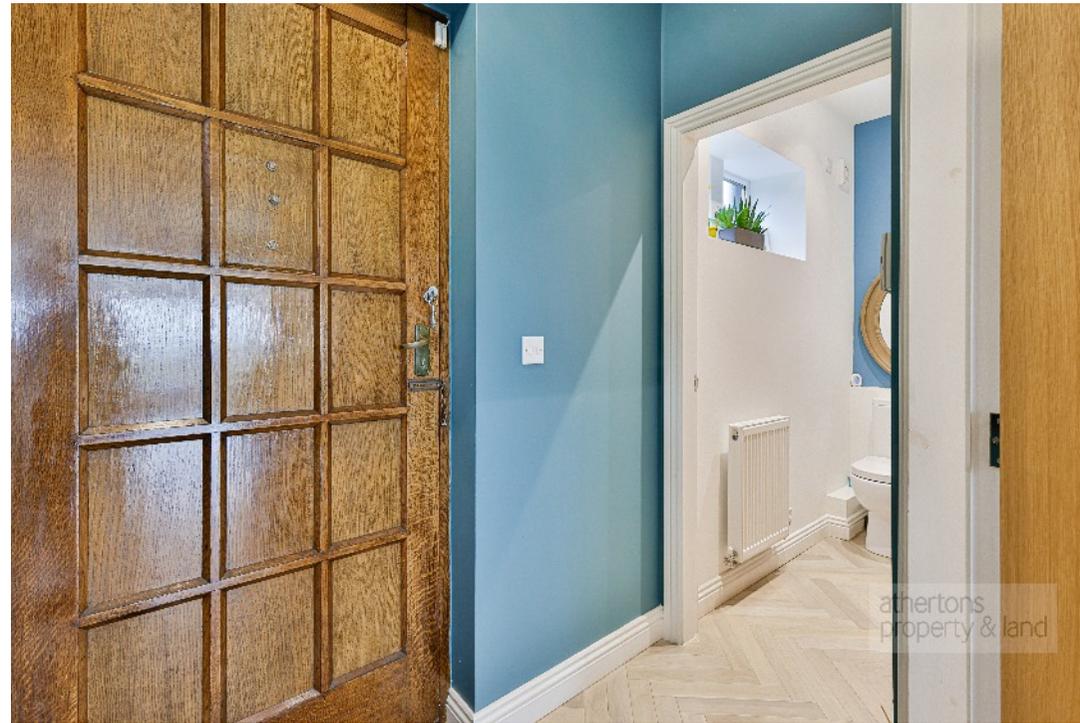


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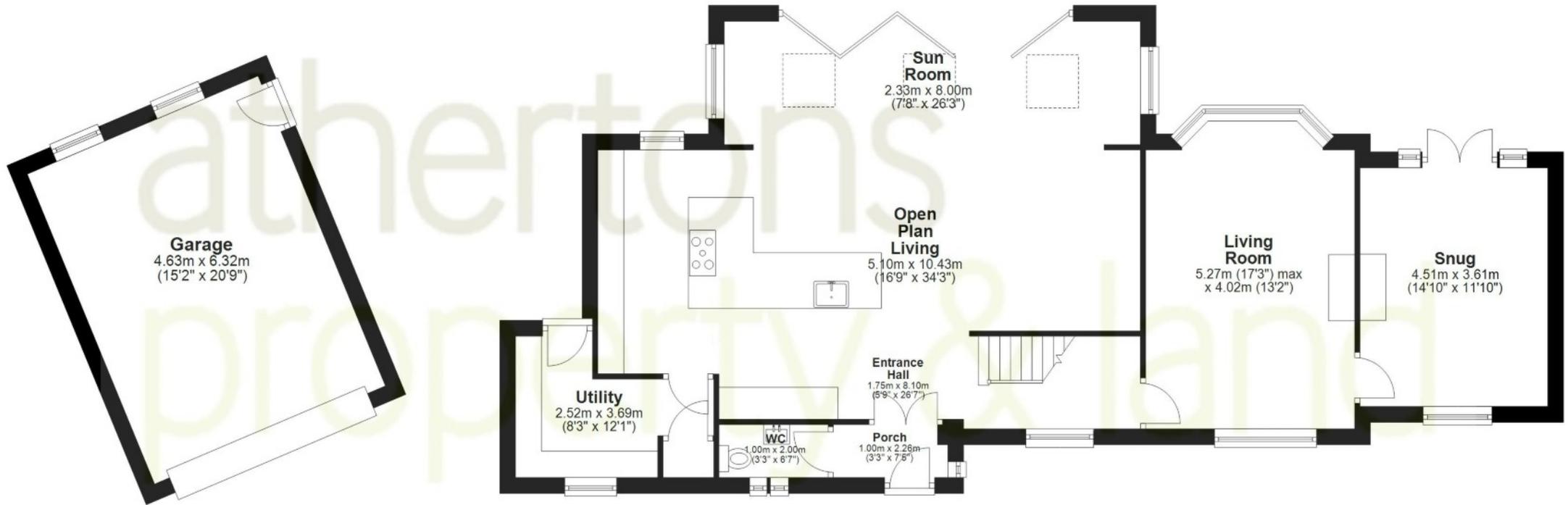


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### Ground Floor

Main area: approx. 123.9 sq. metres (1333.7 sq. feet)  
Plus garages, approx. 30.5 sq. metres (328.4 sq. feet)



### First Floor

Approx. 93.5 sq. metres (1006.7 sq. feet)



Main area: Approx. 217.4 sq. metres (2340.3 sq. feet)

Plus garages, approx. 30.5 sq. metres (328.4 sq. feet)

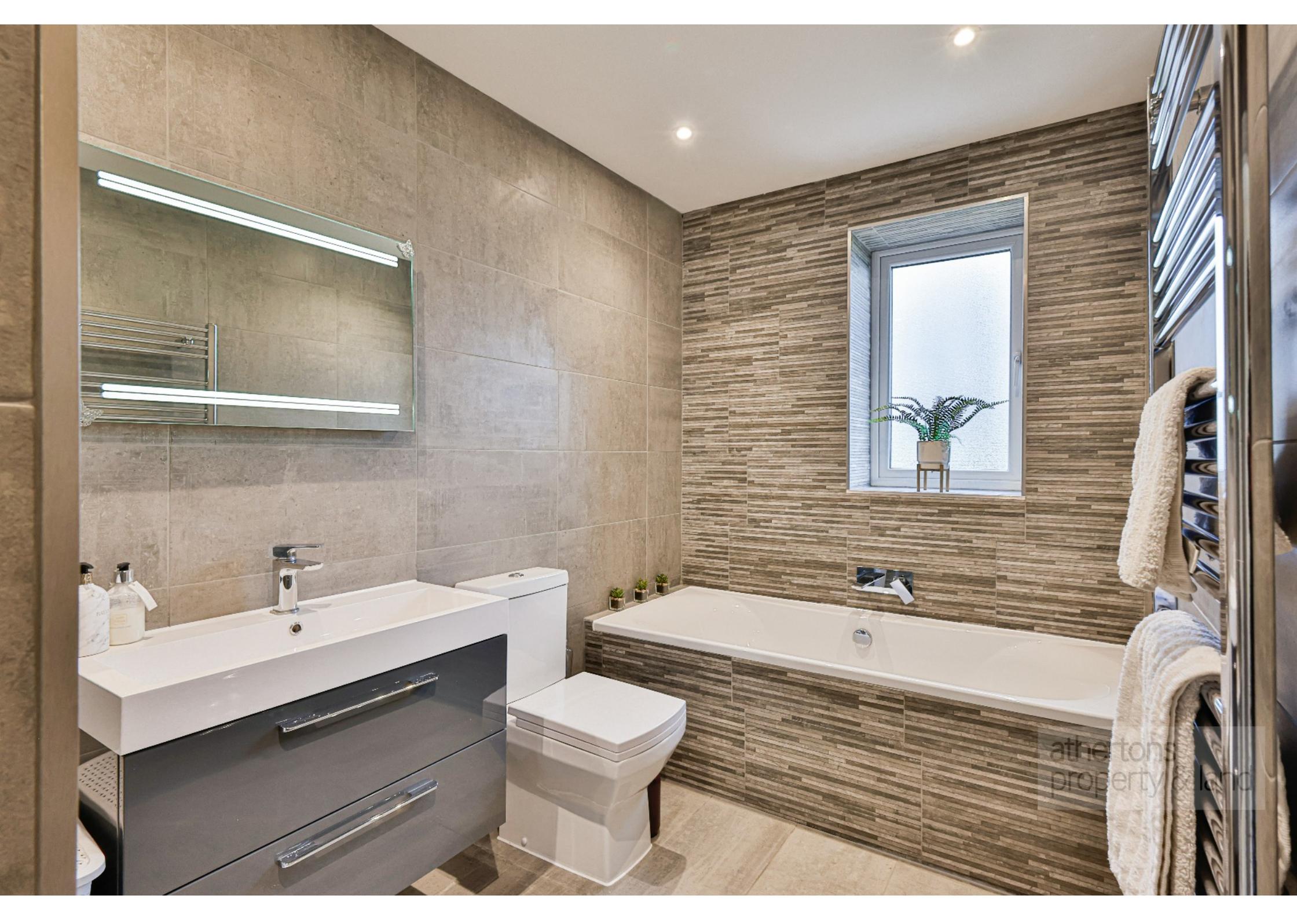
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# meet the team



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Managing Director



Jim Atherton  
Director, Sales Manager



Helen Jones  
Senior Sales Negotiator



Julie Jackson  
Senior Sales Negotiator



Russell Anderton  
Senior Valuer



Mollie Bentley  
Media Manager



Tom Brown  
Senior Sales Negotiator



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Management



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Assistant - Lettings Cloud



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