



A charming and beautifully refurbished two-bedroom stone cottage, occupying a peaceful position within a highly desirable Ribble Valley village. Rich in character and presented in immaculate condition throughout, this delightful home seamlessly blends traditional features with stylish contemporary finishes, including exposed beams, a modern shaker kitchen and an elegant fully tiled bathroom. Offered to the market with no onward chain, this is a wonderful opportunity for first-time buyers, downsizers or those seeking a characterful turnkey home in a sought-after village setting.

The accommodation begins with a welcoming lounge, where exposed ceiling beams and a traditional stone fireplace create an inviting living space full of warmth and character. Attractive ceramic oak-effect floor tiles continue throughout, whilst the staircase rises to the first-floor accommodation, enhancing the cottage's traditional charm.

Positioned to the rear, the recently refurbished kitchen has been thoughtfully designed to maximise both style and practicality. A comprehensive range of shaker-style cabinetry is complemented by granite worktops, a Belfast sink and an excellent range of integrated appliances, including a Neff dishwasher and integrated fridge/freezer. A Bertazoni range cooker with induction hob provides an impressive focal point, whilst a useful understairs pantry cupboard offers additional storage. A Upvc door leads into the rear porch, providing access to the rear yard and housing the Vaillant gas combination boiler.

To the first floor, the landing leads to two well-proportioned bedrooms and house bathroom. The principal bedroom enjoys the character of an exposed stone chimney breast together with a useful overstairs storage cupboard, whilst the second bedroom benefits accommodates a double bed.

Completing the accommodation, the beautifully appointed bathroom has been finished to a high standard with full-height tiling and comprises a panelled bath with mains-fed shower over, vanity wash basin and matching WC, creating a stylish and practical space.

Externally, the property enjoys a charming garden frontage from a pedestrian footpath, enhancing its attractive kerb appeal, whilst to the rear is a private paved courtyard enclosed by traditional stone walls and stone store, offering a peaceful space for outdoor seating and relaxation. On-street parking is available nearby, and the property is offered with the additional benefit of no onward chain.

Occupying a quiet village location surrounded by the beautiful Ribble Valley countryside, this delightful stone cottage offers the perfect combination of period charm, modern convenience and a highly desirable lifestyle.

Services

All mains services are connected

Tenure

We understand from the owners to be Leasehold. 999 years from 10 January 1837. Ground Rent - £3.16s.6d.

Energy Performance Rating

TBC.

Council Tax

Band B.

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

Athertons and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 73.0 sq. metres (785.3 sq. feet)

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





