



athertons
property & land



Tucked away in an idyllic and highly secluded position off The Dene, this individually designed two/three bedroom detached home enjoys a remarkable woodland setting while remaining within easy reach of the village centre. Surrounded by mature trees and extensively renovated to an exceptional standard, the property offers beautifully presented, turnkey accommodation perfectly suited to modern living.

The current owner has undertaken a comprehensive programme of improvements, including a new roof, K-rendered exterior, complete rewire, modern oil-fired central heating system, new kitchen and bathrooms, and a thoughtful reconfiguration of the internal layout to create bright, open-plan living spaces and generous bedrooms throughout.

A discreet gravel driveway provides private off-road parking, while timber gates lead to a pathway descending to the property, enhanced by attractive exterior lighting and mature landscaped surroundings.

Arranged over split levels, the accommodation opens into a welcoming entrance hall featuring herringbone-style LVT flooring and elegant half-wall panelling. The entrance level hosts two spacious double bedrooms, including a superb principal suite with an open dressing area and a contemporary en-suite shower room finished to a high specification.

A luxurious family shower room serves the remaining accommodation, while a short flight of stairs leads to a versatile office/guest bedroom. This flexible space benefits from fitted base units, plumbing for utilities, eaves storage, and delightful woodland views.

The lower ground floor forms the heart of the home, centred around an impressive open-plan living kitchen. The bespoke shaker-style kitchen features quartz worktops and splashbacks, a central island, pantry cupboard, integrated appliances, and a remote-controlled inset electric fireplace. The adjoining dining area is flooded with natural light through large windows that perfectly frame the surrounding woodland scenery.

A separate snug/family room provides additional living space, ideal as a cosy retreat, home office, or playroom.

Outside, the property continues to impress. Landscaped gardens include paved walkways, mature hedgerows providing excellent privacy, a lawned front garden, and a beautiful Indian stone terrace with contemporary glass balustrades, perfect for entertaining and al fresco dining. Additional paved seating areas wrap around the property, offering both sunny and shaded spots throughout the day. A timber storage shed and attached boiler house complete the external accommodation.

Services

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

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (61).

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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Ground Floor

Approx. 85.7 sq. metres (923.0 sq. feet)



First Floor

Approx. 10.5 sq. metres (112.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

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





