

14 RIBBLE LANE
CHATBURN
BB7 4AG

£429,000

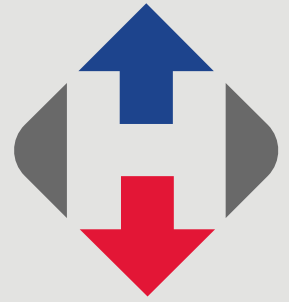


- Large double fronted family house
- 4 bedrooms, one with en-suite
- Two separate reception rooms
- Lovely lawned rear garden
- Stunning open-plan dining kitchen
- Ground floor W.C, useful cellar
- Two log burners, modern double glazing
- 177 m2 (1,907 sq ft) approx.

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A fantastic period stone family house which offers stunning bright accommodation with a stylish combination of period style features and modern living.

This large house has two separate reception rooms at the front with the lounge having a log burning stove, at the rear there is a fantastic open-plan living dining kitchen with a dining and seating area set around another log burner. This space is open to the modern kitchen with a range of integrated appliances and stable door opening onto the garden, there is a 2-piece cloakroom and stone steps lead to 2 useful cellar rooms. Upstairs there is a bright landing with feature-stained glass window, 4 double bedrooms, a modern en-suite to the master and 3-piece house bathroom. Outside to the rear is an attractive walled garden with stone patio, lawn planting plus a stonebuilt garden store and log store. Viewings are recommended to appreciate this house.



LOCATION: On entering Chatburn from the Clitheroe direction proceed down the hill into the centre of the village and turn left just before the Post Office into Ribble Lane. The house can be found at the end of the row on the right-hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: through modern half-glazed Rock door with feature leaded and bevelled edged glass panel, staircase off to first floor.

SITTING ROOM: 3.9m x 3.3m (12'8" x 10'9"); with feature inset gas fire, wall light points, television point and dado rail.

LOUNGE: 4.4m x 5.1m (14'4" x 16'8"); with feature exposed beams, dado rail, feature fireplace housing cast-iron log burning stove with stone flagged hearth, television point.

OPEN PLAN LIVING, DINING KITCHEN: Living/Dining Area 3.8m x 3.9m (12'7" x 12'9");

with dining area and seating area with feature fireplace housing Henley cast iron log burning stove which was installed in 2025, sat on a tiled hearth with oak mantle, built-in storage and shelving to either side, attractive outlooks across the rear garden, door leading to stone steps down to the cellar. The dining and seating area is open to the **Kitchen Area** 4.3m x 3.0m (14'3" x 9'9"); which has a modern range of light green wall and base units with matching laminate work surface with tiled splashback and under unit lighting, a one and a half bowl corner sink unit with brushed steel mixer tap, built-under Neff double electric oven with four-ring stainless steel gas hob, extractor over, an integrated fridge, freezer, dishwasher, Neff microwave, plumbed for a washing machine and tall larder cupboard with shelving and modern stable door opening onto rear garden.

CLOAKROOM: with a 2-piece suite comprising low suite W.C with push button flush, vanity wash handbasin with storage cupboards under and mixer tap, radiator with chrome heated towel rail and tiled floor.





CELLAR: stone steps lead down from the dining area to the cellar. There are two useful cellar rooms with electric light and power. At the top of the stairs is a Potterton central heating boiler.

FIRST FLOOR:

LANDING: spacious landing with spindles and balustrade and feature stained glass leaded window to the side elevation.

BEDROOM ONE: 3.9m x 3.3m (12'8" x 10'7").

ENSUITE: 2.1m x 1.7m (7'0" x 5'6"); with a modern 3-piece suite comprising low suite W.C with push button flush, pedestal wash handbasin with chrome mixer tap, shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor and a chrome heated towel rail, recess spotlighting and extractor fan.

BEDROOM TWO: 5.0m x 3.2m (16'6" x 10'5"); with two windows and a fitted range of wardrobes with recess spotlighting.

BEDROOM THREE: 3.1m x 3.0m (10'1" x 9'11"); with outlooks across the rear garden.

BEDROOM FOUR: 3.5m x 3.1m (11'7" x 10'0"); with fitted vanity basin, built-in wardrobes with storage cupboards over.



BATHROOM: 2.1m x 4.0m (7'0" x 13'0"); with a 3-piece white Heritage style suite with low suite W.C, pedestal wash handbasin with chrome tap, panelled bath with mixer shower over and glass shower screen, airing cupboard housing hot water cylinder, part-tiled walls and tiled floor.

OUTSIDE: To the front of the property there is a forecourt front garden with stone boundary wall and wrought-iron gate with path to front door. Gravelled planting areas for easy maintenance. To the rear is an attractive walled rear garden with Indian stone patio area with steps down to lawn with planting borders and raised flowerbed. Gated access to the side, security lighting, there is a stonebuilt garden store and log store.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

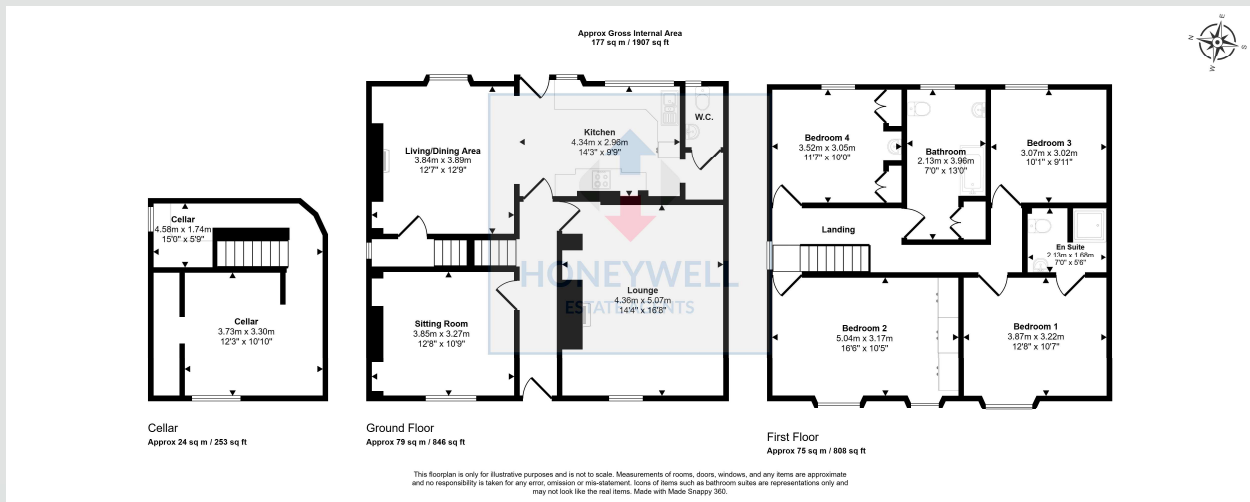
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

TENURE: Freehold.

VIEWING: By appointment with our office.





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14 Ribble Lane, Chatburn, BB7 4AG
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