



athertons  
property & land



Set within a peaceful and highly sought-after position on a quiet private street in Whalley village, this beautifully presented three-bedroom end mews home enjoys an enviable woodland backdrop to both the front and rear. Extended to create superb open-plan living accommodation and finished to an excellent standard throughout, the property offers an ideal blend of character, practicality and modern family living.

The home is approached via a block-paved pathway leading through generous wrap-around gardens, with unrestricted street parking available to both the front and rear, together with the potential to create off-road parking if desired. The mature gardens are a particular feature, incorporating a large lawned front garden, a greenhouse and timber shed to the side, and an impressive Indian stone terrace to the rear surrounded by beautifully stocked flower beds, creating an idyllic setting for outdoor entertaining and relaxing.

Upon entering, a welcoming entrance hall immediately sets the tone, featuring attractive wall panelling, useful under-stairs storage and a striking, recently fitted return staircase leading to the first floor.

The principal reception room is a charming snug, centred around a characterful brick fireplace housing a Stovax log-burning stove. A traditional picture rail adds further period appeal, while French doors open seamlessly into the heart of the home.

The impressive open-plan kitchen and dining area has been thoughtfully designed for modern family life, offering a comprehensive range of cream base and eye-level units complemented by laminate worktops, a stainless steel sink, four-ring gas hob with extractor above, and ample space for a freestanding fridge freezer. A beautiful stone fireplace with a Hunter multi-fuel stove provides a wonderful focal point, enhanced by bespoke alcove shelving with brick facade backing, while oak-effect flooring flows effortlessly throughout the space and continues into the adjoining sun room.

Flooded with natural light from overhead skylights, the sun room provides an exceptional additional reception area overlooking the gardens. With French doors opening directly onto the rear Indian stone patio, it offers the perfect setting for entertaining guests or enjoying the surrounding gardens throughout the seasons. A practical utility and boot room provides further convenience, featuring limestone tiled flooring, oak-effect worktops with plumbing for both a washing machine and tumble dryer, together with a useful two-piece cloakroom/WC.

To the first floor, the property offers three well-proportioned double bedrooms with leafy aspects to the front and rear, with the third bedroom benefiting from fitted wardrobes. The accommodation is served by a well-appointed three-piece family bathroom, comprising a tiled floor and wall elevations, pedestal wash hand basin, low-level WC, and a P-shaped bath with mixer shower over and glazed screen.

Externally, the generous wrap-around gardens are undoubtedly one of the property's defining features. The extensive lawned gardens, mature planting and woodland aspects create an exceptional sense of privacy and tranquillity rarely found, while the large Indian stone terrace provides a wonderful space for al fresco dining and entertaining. Beautifully maintained throughout and occupying a delightful position within this quiet residential setting, this superb home offers spacious, versatile accommodation perfectly suited to modern family living.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## 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**

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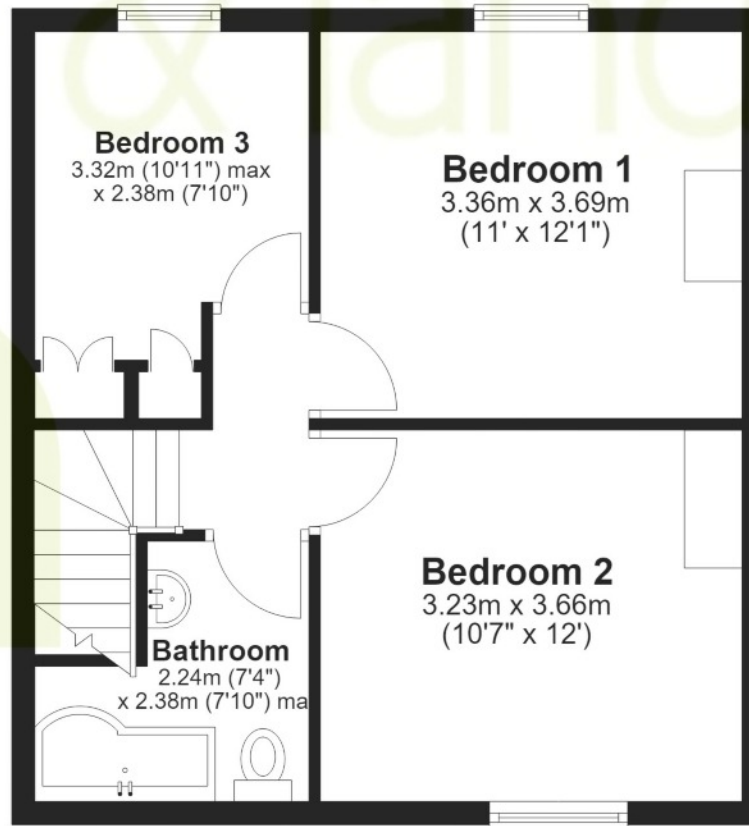
## Ground Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 101.3 sq. metres (1090.6 sq. feet)

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





