



athertons
property & land tel. 01254 828810

www.athertons-uk.com

The Limes, Whalley Road, Wilpshire, Ribble Valley BB1
£450,000



Set within a highly regarded position in Wilpshire, this attractive late Victorian stone-built semi-detached home, dating back to circa 1875, presents a rare opportunity to acquire a property rich in character and charm, thoughtfully enhanced for modern living. The property has been complemented by a series of tasteful upgrades, including re-rendering and a tiled bathroom in 2022, along with a contemporary kitchen installed in 2021, as well as ongoing decoration throughout.

Upon entering, the welcoming hallway immediately sets the tone with its high ceilings and decorative coving, with a staircase rising to the first floor. To the front, the elegant lounge is a beautifully proportioned reception room, centred around a striking marble surround with a grey cast iron gas fire, further enhanced by intricate coving and a large window.

To the rear of the home lies the dining room and kitchen, seamlessly blending period charm with modern design. The dining area features a characterful Yorkshire stone fireplace and provides access to a useful under-stairs storage cupboard, as well as steps leading down to the cellar. The kitchen itself is fitted with a sleek range of base and eye-level units, finished with quartz work surfaces and a full suite of integrated Neff appliances, including an induction hob with extractor, double oven, fridge/freezer, washing machine and dishwasher, along with a breakfast bar ideal for informal dining.

The cellar offers a versatile space, currently utilised for home brewing, with the benefit of a window and additional storage capacity.

To the first floor, a split-level landing with a charming curved banister and skylight leads to four well-proportioned bedrooms. The principal bedroom mirrors the generous proportions of the lounge below, whilst a fourth bedroom provides flexibility for use as a home office or guest room. An inner L-shaped hallway, illuminated by skylights, leads through to two further double bedrooms and the house bathroom. The family bathroom is beautifully finished, comprising a four-piece suite, fully tiled to both walls and floor, including a panelled bath, a wash basin set within a vanity unit, WC, and a walk-in rainfall shower.

Externally, the property continues to impress. To the rear, a thoughtfully designed garden area enjoys a high degree of privacy, featuring a paved patio alongside a raised Indian stone seating area, all enclosed by attractive stone walling. There is a useful outbuilding incorporating a tiled two-piece WC and additional storage room. Wrought iron railings and stone boundaries further enhance the sense of character and enclosure.

A paved pathway leads to the front of the property, where a gravelled driveway provides off-road parking for up to three vehicles, complemented by a paved seating area and well-defined, walled planting beds.

With excellent transport links, including Ramsgreave & Wilpshire railway station providing direct connections to Manchester and surrounding towns, the area is well suited for commuters. Surrounded by beautiful open countryside and close to the Forest of Bowland, residents can enjoy a wealth of scenic walks and outdoor pursuits, while still benefiting from local amenities such as shops, eateries and leisure facilities, with more extensive options available in nearby Blackburn and Clitheroe. The village is also particularly appealing for families, falling within the catchment of a range of highly regarded primary and secondary schools, including well-respected grammar and independent options in the surrounding area.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 year lease.

Energy Performance Rating

TBC.

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
whalley@athertons-uk.com

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.





Basement

Approx. 8.2 sq. metres (88.0 sq. feet)



Ground Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



First Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 145.9 sq. metres (1570.3 sq. feet)

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





