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Elm Tree Grove, situated within the exclusive gated development of Brockhall Village in Old Langho, is a truly exceptional detached residence that has undergone a complete, top-to-bottom refurbishment by the current owner, where absolutely no stone has been left unturned in creating a home finished to the highest standard. The result is a flawless, turn-key property blending contemporary luxury with thoughtful design and meticulous attention to detail throughout.

From the moment you enter, the hallway sets the tone with elegant herringbone Amtico flooring, fitted in 2026, and a contemporary staircase, alongside a stylish two-piece WC finished with half-height tiling. The principal reception rooms flow seamlessly, beginning with a beautifully appointed, spacious lounge featuring a marble fireplace and living flame gas fire, creating a sophisticated yet comfortable focal point.

The additional snug provides superb flexibility as either a playroom or formal dining space, again finished with Amtico herringbone flooring and enhanced by sliding doors leading into the orangery. The orangery itself is a standout feature - converted into an all-year-round living space with a warm roof system - offering a bright and versatile room with tiled flooring and full-width sliding doors opening directly onto the rear patio.

At the heart of the home sits a sleek, high-specification kitchen, designed with both style and functionality in mind. Featuring contemporary fitted cabinetry, quartz worktops and a striking 4-metre central island with wrap-around breakfast bar, this space is ideal for both family life and entertaining. Integrated Neff appliances include two ovens, hob and extractor, alongside a fridge freezer and an inset sink, all complemented by an LED backlit media wall, adding a premium finishing touch.

A matching utility room continues the high-quality theme, complete with base units, plumbing for washer and dryer, external access, excellent storage, and an internal door through to the double garage. The garage itself is a particularly impressive space - featuring a wide insulated roller door, LED spotlighting and generous proportions, making it equally suited as a car showroom-style space, home gym, or multifunctional storage area.

To the first floor, the landing provides access to a useful airing cupboard housing a Worcester Bosch combination boiler, installed in 2021. The principal bedroom is a superb retreat, featuring a large dormer window and dedicated dressing area with fitted wardrobes. The en-suite is luxuriously appointed with a walk-in mains shower, feature vanity basin, dual WC and heated towel rail.

There are three further double bedrooms, each offering excellent versatility. Bedroom four is currently utilised as a gym and features oak-effect flooring, while bedroom three enjoys pleasant views over the surrounding training grounds towards Pendle Hill and is currently arranged as a home office. Bedroom two is particularly spacious, benefiting from fitted wardrobes. A stylish Jack & Jill shower room serves bedrooms two and three, whilst the main family bathroom includes a freestanding bath, feature vanity unit and wall-mounted WC, continuing the elegant theme.

Externally, the property continues to impress. A tarmac double driveway leads to the garage and is complemented by a well-maintained front lawn, all set comfortably back from the road. To the rear, a private and beautifully landscaped garden features a sweeping stone-paved patio, timber sleeper flower beds, mature planted borders and gated side access, creating an ideal space for both relaxation and entertaining.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Brockhall Village has a service charge which is £750 per year. This charge includes maintenance of common areas on Brockhall Village and the manned security gates.

Council Tax

Band F.

Energy Rating (EPC)

C (78).

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

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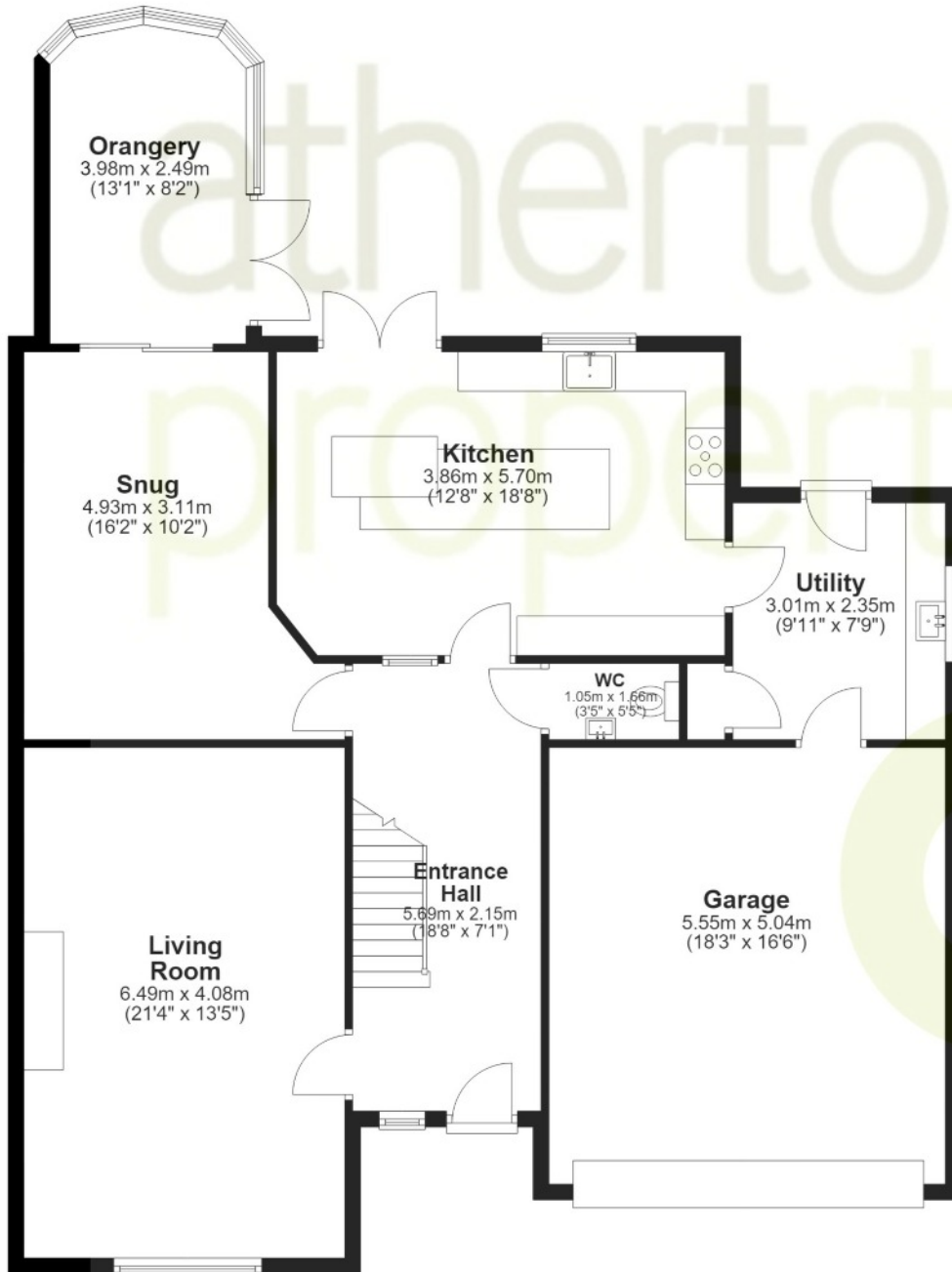
GOODWOOD
MOTOR CIRCUIT
AND
AERODROME

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Ground Floor

Approx. 127.6 sq. metres (1373.9 sq. feet)



First Floor

Approx. 106.2 sq. metres (1143.2 sq. feet)



Total area: approx. 233.9 sq. metres (2517.1 sq. feet)

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





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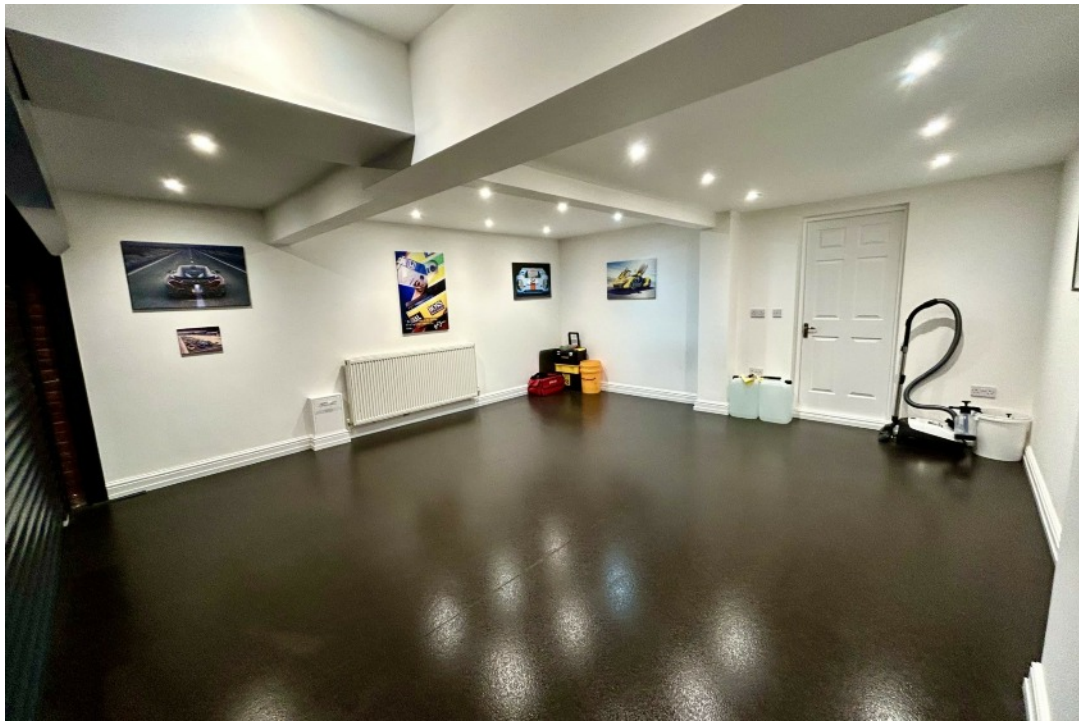


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meet the team



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Nick Cunliffe
Estate Agent

about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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