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[www.athertons-uk.com](http://www.athertons-uk.com)

1 Vicarage Close, Clitheroe Ribble Valley BB7  
**£650,000**

tel. 01254 828810

Set within an exclusive cul-de-sac of just seven individually designed detached homes, this exceptional “Beck” residence represents a rare opportunity to acquire a modern luxury home in a truly private and peaceful setting. Constructed in 2018 and finished to an impressive standard throughout, the property effortlessly combines contemporary design with high-end fixtures and fittings, creating a home that is both stylish and supremely comfortable.

Approached via a quiet, stone-walled enclave, the property immediately impresses with its sense of space and seclusion. The surrounding gardens are a particular highlight—beautifully maintained, level, and thoughtfully landscaped to provide both privacy and year-round enjoyment. A rich variety of mature trees, established shrubs, and carefully selected planting schemes create a tranquil outdoor environment that feels both sheltered and expansive.

Internally, the accommodation extends to approximately 1,760 sq ft (163.6 sq m) and has been designed with modern family living very much in mind. The welcoming entrance hall sets the tone, offering a bright and spacious introduction to the home, complemented by a practical cloakroom and a useful cloaks cupboard.

The bay-windowed lounge provides a warm and inviting retreat, ideal for relaxing evenings or entertaining guests in a more formal setting. However, it is the stunning open-plan kitchen, dining, and family room that truly forms the heart of the home. This remarkable space is flooded with natural light thanks to bifold doors on two elevations, seamlessly connecting the indoors with the garden beyond. Whether hosting gatherings, enjoying family time, or simply appreciating the outlook, this space delivers both versatility and impact. The kitchen itself is fitted to a high specification, offering both functionality and style in equal measure, while the adjoining utility room adds further practicality.

To the first floor, the sense of quality and space continues. Five well-proportioned bedrooms provide flexible accommodation for families of all sizes, guests, or home working requirements. The principal bedrooms are complemented by two sumptuous bathrooms, finished to a luxurious standard and designed to offer a spa-like experience within the comfort of your own home.

Externally, the property continues to excel. In addition to the integral double garage, there is generous driveway parking, comfortably accommodating five to six vehicles when required—ideal for modern family life or entertaining visitors.

The gardens, enjoying a desirable south to south-westerly aspect, are perfectly positioned to capture sunlight throughout the day and into the evening. This orientation enhances the already appealing outdoor space, making it perfect for al fresco dining, relaxation, or simply enjoying the changing seasons. Adding further to the appeal are the delightful distant views available from the front, side, and rear elevations, providing a constant connection to the surrounding landscape.

Energy efficiency is another key benefit, with an EPC rating of B, ensuring the home is as practical as it is beautiful.

Homes of this calibre, in such a select and private setting, rarely come to market. This is a superb opportunity to secure a high-quality, modern detached residence that offers space, style, and an enviable lifestyle in equal measure.

**\*\*Don't miss this excellent opportunity.\*\***

#### **Services**

All mains services are connected. Annual estate charge approx £180 via Edisford Road management company

#### **Tenure**

We understand from the owners to be Freehold.

#### **Council Tax**

Band F

#### **Energy Rating (EPC)**

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 2.30pm

#### **Money Laundering Regulations**

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



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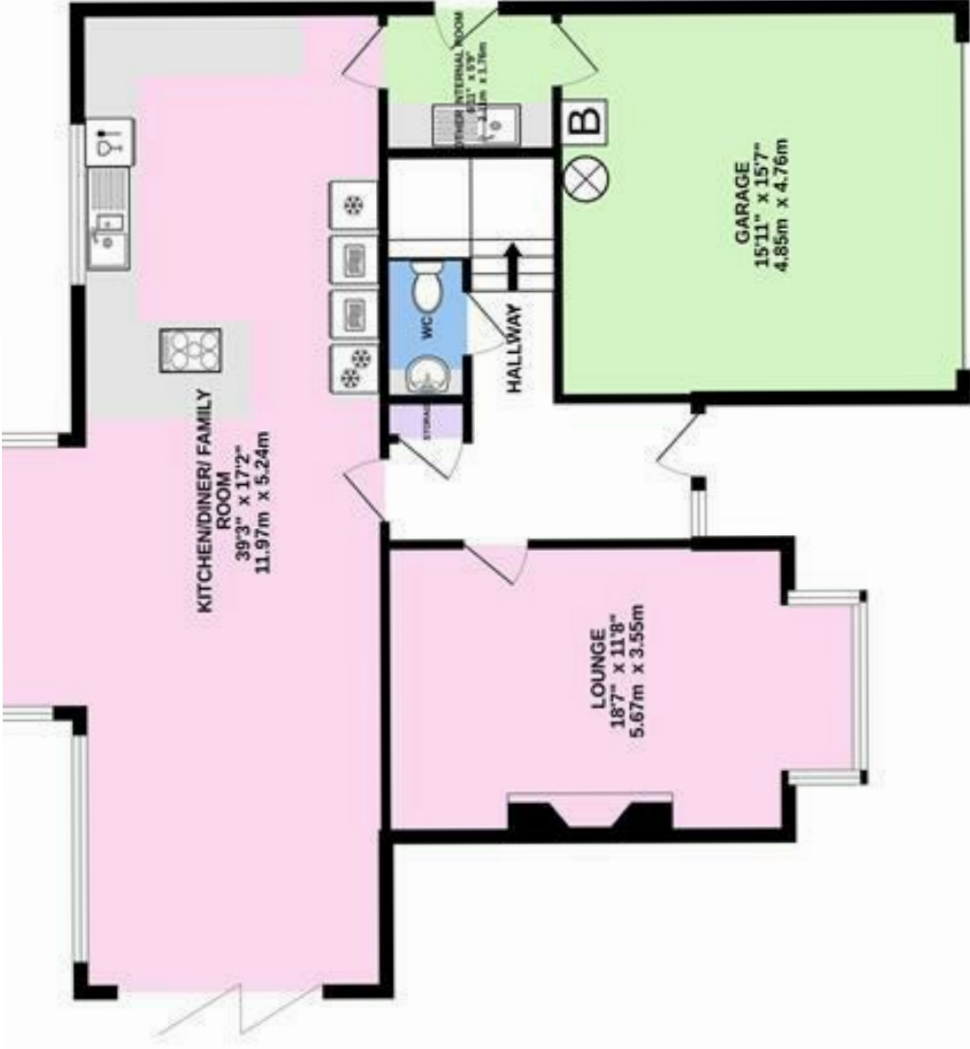


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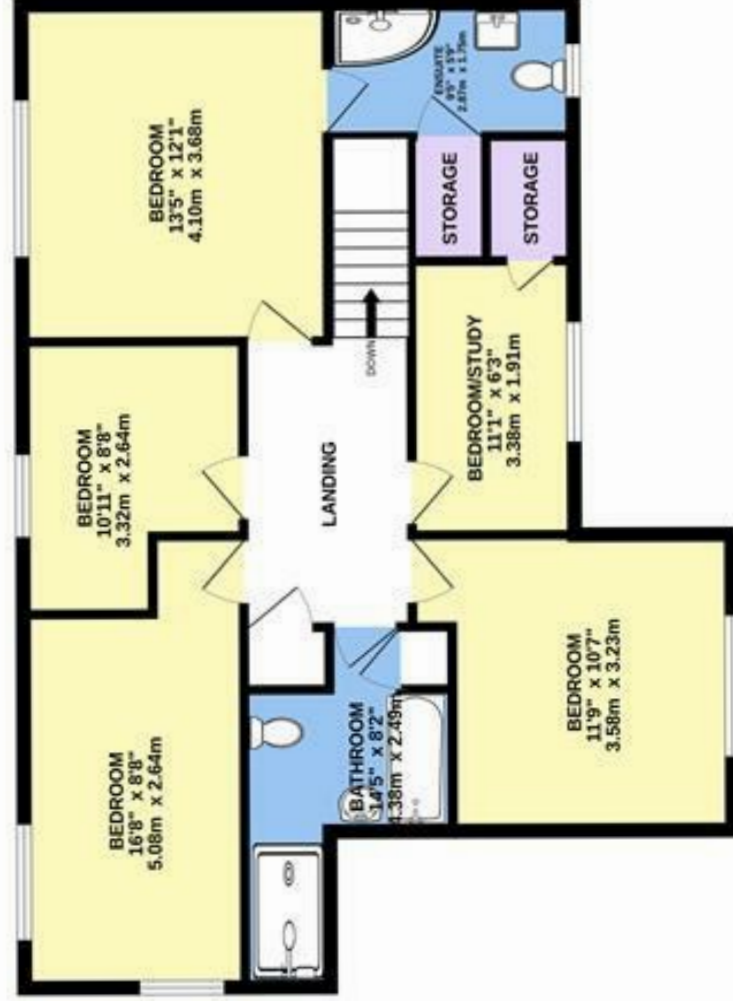


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**1ST FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1760 sq.ft. (163.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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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Telephone - 01254 828810  
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