



athertons
property & land

athertons
property & land tel. 01254 828810

www.athertons-uk.com

Whalley Road, Billington, Ribble Valley BB7
OIRO £600,000



An exceptional stone-built, extended family home in the heart of the Ribble Valley. This impressive four-bedroom detached home occupies a generous 0.3 acre plot in one of the Ribble Valley's most sought-after positions. Just a short walk into Whalley village, the property enjoys breathtaking elevated views stretching across the valley towards Longridge Fell, Dunsop Bridge, the iconic Whalley Viaduct, and the historic turrets of Stonyhurst College.

Carefully extended and thoughtfully designed with modern living in mind, the home offers spacious and versatile accommodation, including a superb open-plan dining kitchen and family space, a large separate sitting room with incredible views of Whalley Arches and fells, study, utility, and cloakroom. Its stone-built construction enhances the home's character, while the flowing layout ensures every principal room makes the most of the panoramic setting - front-facing rooms capture sweeping countryside vistas, while the rear aspect overlooks the mature gardens rising towards Whalley Nab with beautiful countryside walks on its doorstep.

Externally, the property offers outstanding potential. A generous driveway leads to gravelled parking for five cars and turning space, together with a detached double garage fitted with an electric up-and-over door. To the rear, the garden features a raised terraced patio and sloping lawn area, with further scope to create an additional elevated entertaining terrace to maximise the spectacular views. Gated access onto Painter Wood also opens up an excellent area for campervan or motorhome storage.

Inside, a welcoming entrance porch leads to a spacious hallway with staircase to the first floor. The principal lounge features oak flooring, coved cornicing, a marble fireplace with living flame gas fire, and a picture window framing views across to Stonyhurst. To the rear, the open-plan dining kitchen forms the true heart of the home, complete with a contemporary range of grey fitted units, marble worktops, integrated appliances, and French doors to the garden. A utility room and rear porch provide additional practicality, while the separate study and sitting room both offer flexibility for family life with unrivalled views over the valley and with a separate side access door makes it ideal for a work from home office, therapy room or just an additional family lounge or play area.

The first floor is equally impressive, with a bright spacious landing leading to four double bedrooms. The principal suite enjoys recessed lighting, fitted wardrobes, and a stylish en-suite 3pc shower room, while bedroom two overlooks the rear garden. Bedrooms three and four are comfortable doubles and currently interconnected through French doors, providing versatility for families but can easily be separated. A modern four-piece family bathroom completes the accommodation with tiled floor and walls, cubicle shower, panelled bath, dual aspect windows, wash basin and dual flush WC.

Outside, the stone boundary wall, raised planting, and gravel driveway create an attractive frontage. The detached double garage benefits from power, lighting, and personal access door. The rear garden combines lawn, raised patio, and mature planting, with excellent scope for further landscaping to fully capitalise on the unrivalled views.

Perfectly positioned within walking distance of Whalley's vibrant centre - with its shops, restaurants, wine bars, schools, and transport links - this property offers the ideal blend of village convenience, rural tranquillity, and the very best of Ribble Valley living.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C.

Council Tax

Band G.

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

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

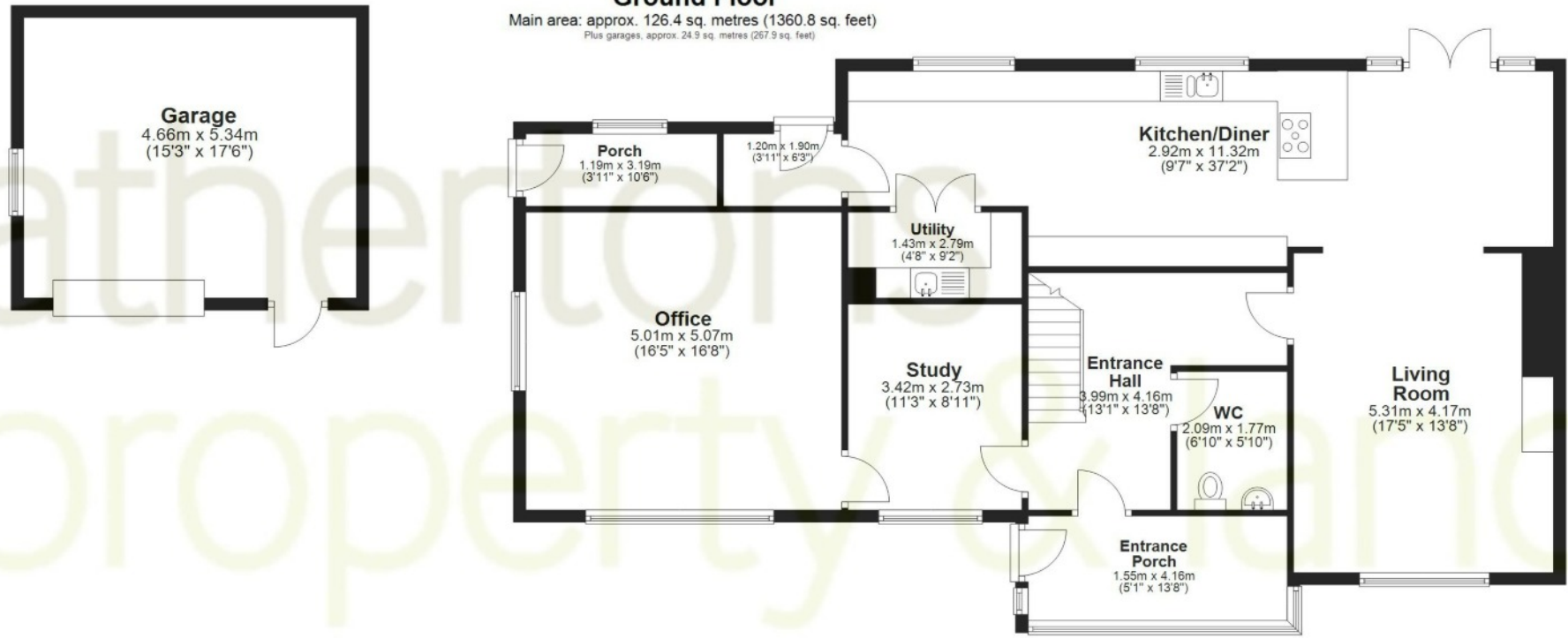
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Main area: approx. 126.4 sq. metres (1360.8 sq. feet)
Plus garages, approx. 24.9 sq. metres (267.9 sq. feet)



First Floor

Approx. 86.4 sq. metres (929.6 sq. feet)



Main area: Approx. 212.8 sq. metres (2290.4 sq. feet)
Plus garages, approx. 24.9 sq. metres (267.9 sq. feet)





