





Set on a generous corner plot in the heart of Langho, this superbly extended and newly converted four-bedroom semi-detached home combines contemporary design, exceptional specification, and versatile family living space across two impressive levels. Finished to exacting standards throughout, the property boasts high-quality fixtures and fittings, landscaped gardens with a fully insulated garden pod, and a commanding open-plan living space, all within easy reach of local schools, village amenities, and Ribble Valley countryside.

From its attractive frontage with wide tarmac driveway, attached garage, and low wall surround, the home opens into a long and welcoming entrance hall, finished with marble tiled flooring and oak internal doors that continue throughout the property. From here, a staircase descends to the lower ground floor, while all principal rooms are accessible from the hallway.

At the front of the property, a spacious lounge enjoys a bay window, a striking media wall with inset live gas fire, and stylish vertical anthracite radiators. Bedrooms two and three are generous double rooms with ample space for wardrobes, complemented by a fourth bedroom — an ideal single or home office — with an alcove storage area. These bedrooms are served by a luxurious family bathroom that could grace any showroom: fully tiled with a freestanding oval bath, walk-in rainfall shower with linear drain, wall-mounted dual flush WC, and a vanity wash basin.

The principal bedroom is a standout feature — a large L-shaped suite with Juliet balcony and French doors enjoying wonderful views, alcove shelving, a walk-in wardrobe area with fitted storage, and a stunning en-suite shower room. Finished with elegant tiling, the en-suite includes twin 'his and hers' vanity basins, a walk-in rainfall shower, and a dual flush WC.

The lower ground level hosts the home's spectacular open-plan living, dining, and kitchen area — a beautifully designed space perfect for entertaining and everyday family life. Bi-folding doors open directly onto the rear patio and garden, filling the room with light. The kitchen itself features a full range of sleek base and eye-level units with Corian worktops and upstands, a central island, and high-spec integrated NEFF appliances including an induction hob with extractor, double oven, dishwasher, fridge/freezer, and inset sink. There is ample space for dining and lounging areas, complemented by another stylish media wall with alcove shelving. A practical utility room, fitted with base units, inset sink, and plumbing for laundry appliances, completes the lower ground floor.

Externally, the property enjoys a superb corner plot with landscaped gardens ideal for family life and entertaining alike. An initial paved patio area with low wall surround leads to artificial turf and lawned areas that sweep around the home, providing space for children's play and enjoying privacy from mature hedges and fencing. Stone steps lead down to a further patio and the impressive timber-framed garden pod — fully insulated and fitted with uPVC double-glazed windows and French doors, heating, and electricity, making it ideal as a home office, gym, or studio. To the front, the wide driveway provides parking for multiple vehicles and gives access to the attached garage with electric up-and-over door.

Perfectly positioned in the desirable Ribble Valley village of Langho, this exceptional home enjoys a prime location close to highly regarded local schools, excellent village amenities, and beautiful countryside walks, while road and rail links offer easy access to Whalley, Clitheroe, Blackburn, and beyond. This is a rare opportunity to acquire a stylish, spacious, and immaculately presented family home in one of Lancashire's most desirable areas. Early viewing is highly recommended.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band D.

## 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).

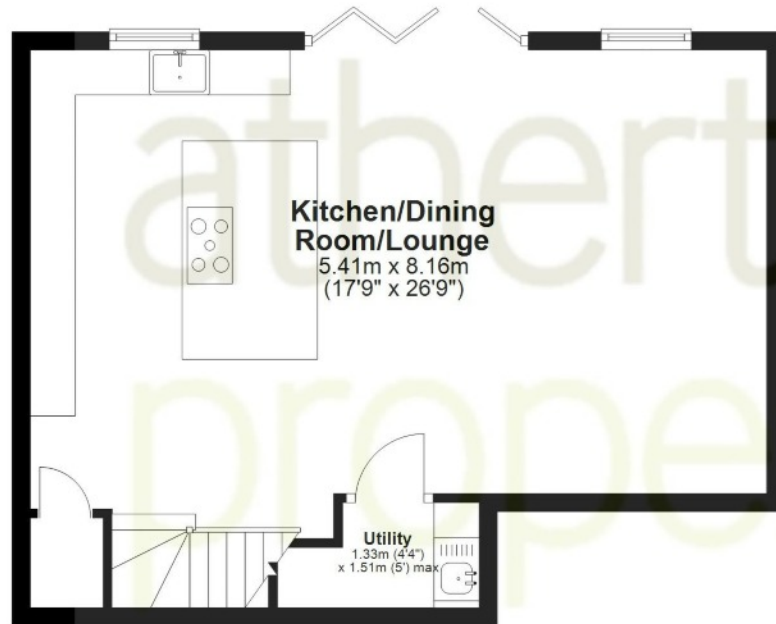






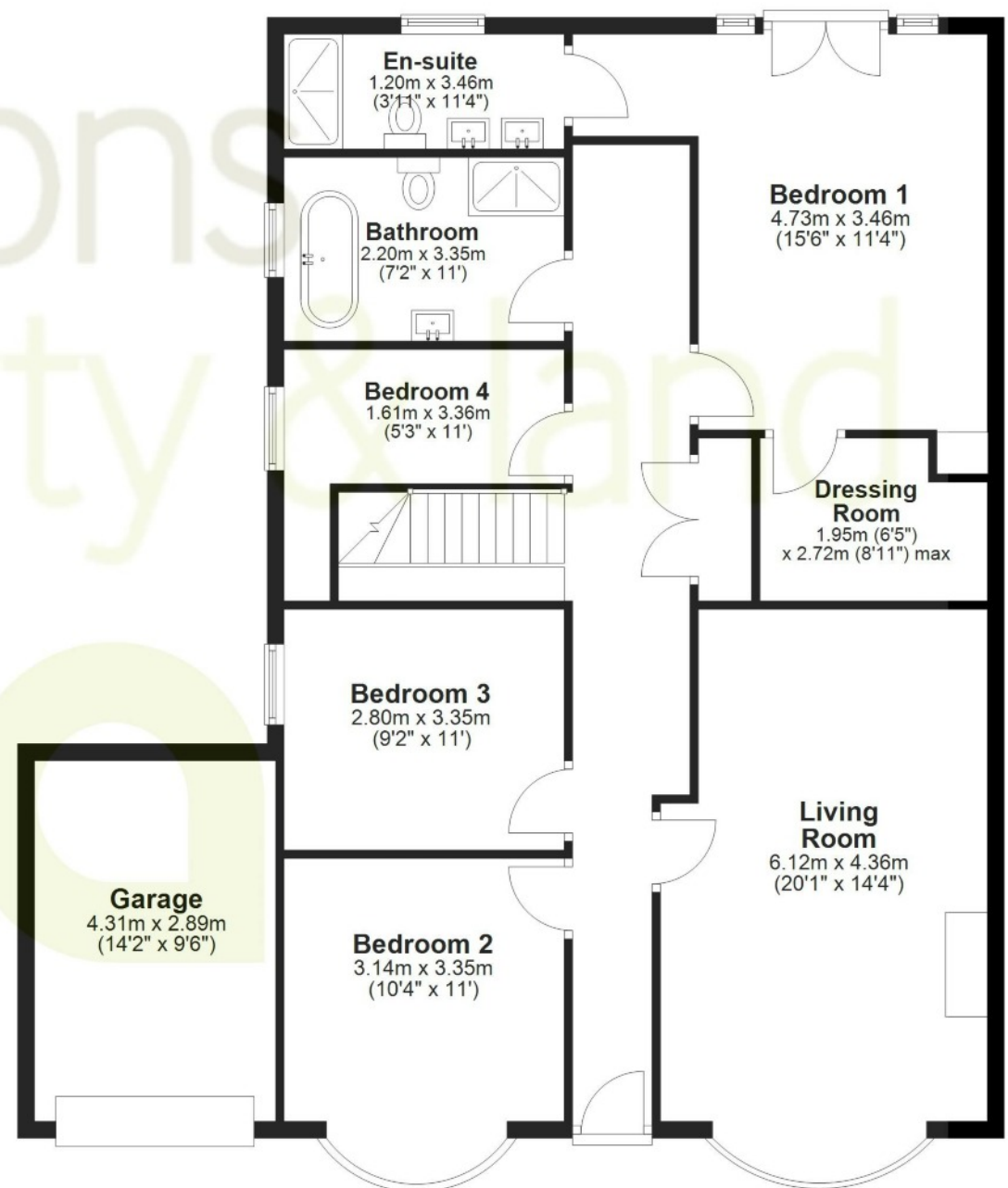
### Lower Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



### Ground Floor

Approx. 131.4 sq. metres (1414.9 sq. feet)



Total area: approx. 177.8 sq. metres (1914.2 sq. feet)











