



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Five Oaks, Ribchester Road, Ribchester, Ribble Valley
£475,000



A Spacious Five-Bedroom Detached Dormer Bungalow with Large Gardens and Stunning Views in Ribchester.

Occupying a substantial plot in the picturesque village of Ribchester, this five-bedroom detached dormer bungalow offers spacious living accommodation across two floors, complemented by a generous, long rear garden with breathtaking views towards Pendle Hill and beyond. While the property requires modernisation throughout, it presents a rare opportunity to create a superb family home in a highly desirable location.

Upon entering, a spacious entrance hall provides access to the main living areas. The well-proportioned living room offers ample space for both relaxation and entertaining, with large windows allowing an abundance of natural light to flood the space. Adjacent to the living room, the dining room seamlessly connects to the conservatory, which enjoys panoramic views over the rear garden and open countryside, making it an ideal retreat.

The kitchen is generously sized and offers base and eye level units with a range of integrated appliances, external access and excellent potential to be opened into the dining room, creating a contemporary, open-plan living space. It also provides direct access to the rear garden. A separate utility room offers additional storage and laundry facilities and provides internal access to the integral garage, which benefits from two windows and a manual up-and-over door.

The ground floor accommodates two well-proportioned double bedrooms, each offering flexibility for use as guest rooms, home offices, or additional living spaces. A three-piece family bathroom, comprising a panelled bath, a corner mains mixer shower, and a pedestal wash basin, is complemented by a separate WC.

Ascending to the first floor, the landing—complete with a WC—leads to an impressive double bedroom boasting outstanding open views, fitted wardrobes, and additional eaves storage. An inner hallway, also accessed from the landing, provides further eaves storage and presents fantastic potential to create an additional dormer room and a main house bathroom. Off the inner hallway is Bedroom Five, currently utilised as a children's playroom, along with Bedroom Two, another spacious double bedroom featuring glorious views and an in-situ pedestal wash basin.

Externally, the expansive rear garden is a standout feature of this property, offering an extensive lawn with mature borders, paved walkways, timber storage sheds, and a raised stone-built pond. The garden extends towards the rear boundary, where mature conifers provide privacy and a small brook adds to the tranquil setting.

To the front of the property, a tarmac and paved driveway provides ample off-road parking for multiple vehicles, leading to the integral garage. Gated access to the side allows entry to the rear garden.

Situated in the heart of Ribchester, this property enjoys a peaceful yet well-connected location, with local amenities, reputable schools, and scenic countryside walks on the doorstep. Offering exceptional potential, this charming home is an exciting prospect for those looking to create a bespoke family residence in an enviable setting.

Services

Mains water, mains electricity, mains gas, drainage to septic tank.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (70)

Council Tax

Band E.

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.

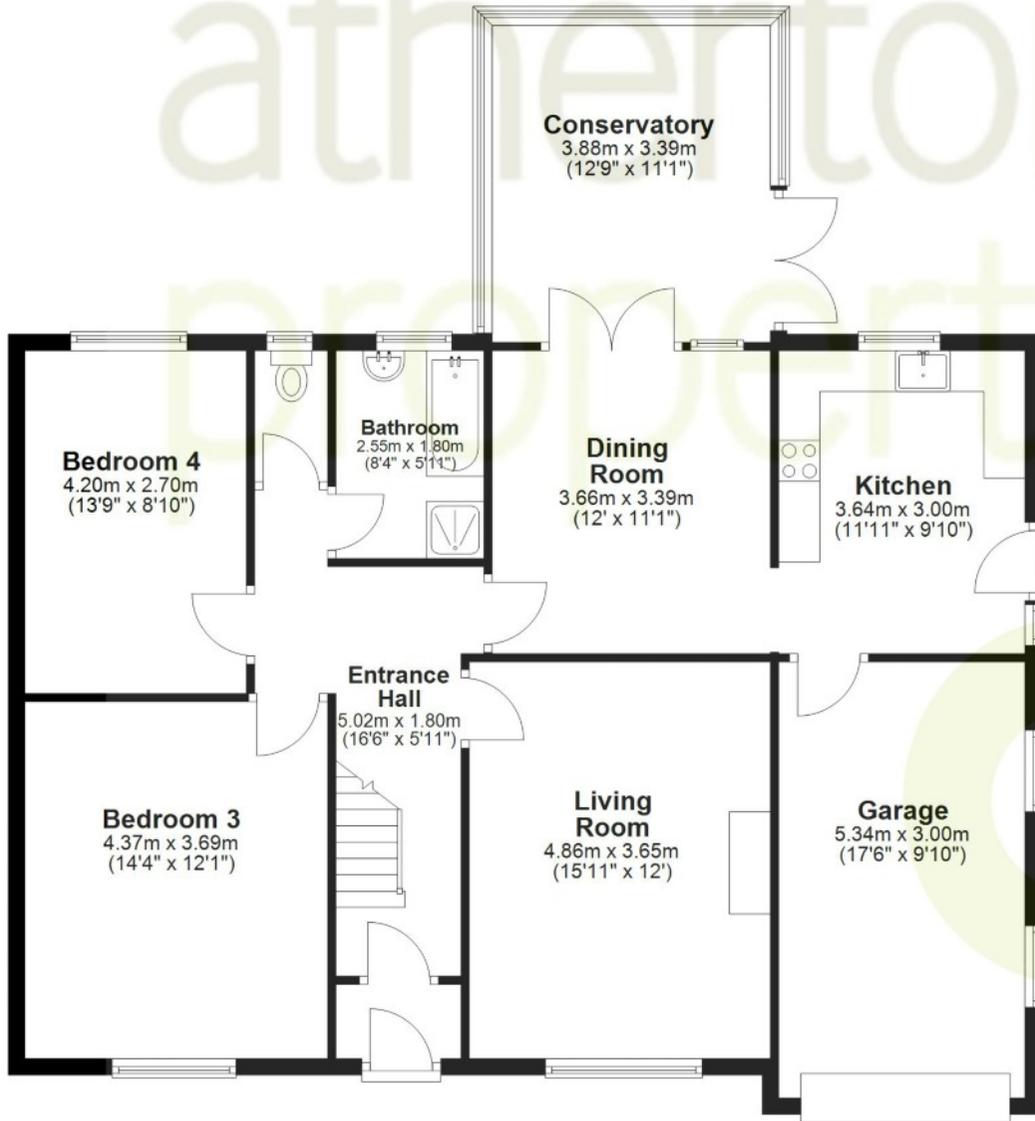
The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.





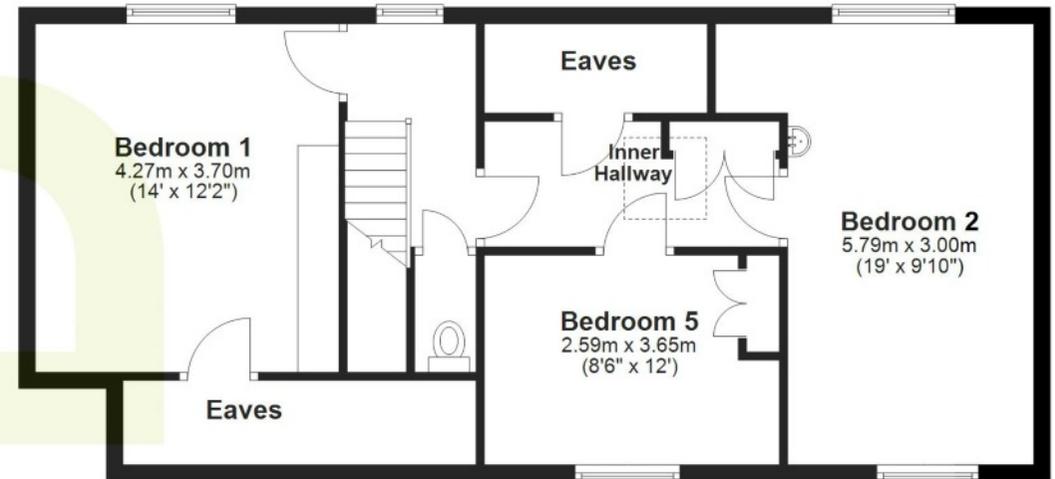
Ground Floor

Approx. 119.8 sq. metres (1289.8 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 176.8 sq. metres (1903.3 sq. feet)





