



A recently renovated and tastefully appointed stone semi-detached residence, this delightful family home occupies a discreet rural setting within an idyllic hamlet of individual properties, nestled on the edge of the West Pennine Moors. Combining generous living accommodation with character features such as exposed stone walls and thick-set sills, alongside modern comforts and equestrian facilities, it presents a rare opportunity to acquire a versatile country home with land in an outstanding position. Beyond the house itself, a detached stable block with three looseboxes, storage and workshop space, and adjoining paddock land of approximately 1.5 acres offers exceptional appeal for those with equestrian or smallholding interests.

Extending to four bedrooms and two bathrooms, the property has been thoughtfully modernised while retaining its rustic charm. uPVC double glazing, oil-fired central heating, and a superbly fitted breakfast kitchen complement three adaptable reception rooms, ensuring space for both family living and entertaining.

The home is approached via a shared access road, opening onto gravelled parking areas to the front and side. A welcoming entrance porch provides useful storage, while the main side door leads directly into the breakfast kitchen.

The principal lounge is a warm and inviting space, featuring a carpeted wood floor, a wood-burning stove set upon a stone hearth, and twin front-facing windows. A solid oak door leads through to the central staircase and snug, while exposed stonework adds character. The snug itself is an intimate, front-facing reception with decorative fireplace, inset ceiling lighting, and direct connection to the dining room. To the rear, the dining room is bright and welcoming, with wood-panelled walls to dado height, carpeted flooring, and twin windows overlooking fields.

The true centrepiece of the property is the expansive breakfast kitchen, beautifully fitted with gloss pale grey cabinetry, oak-effect work surfaces, and matching clad splashbacks. Integrated appliances include a dishwasher and Belling Rangemaster-style stove with induction hobs and electric ovens below. There is space for a fridge/freezer and washing machine with plumbing in situ. Rural views from twin rear windows enhance the sense of light and space, complemented by a fully tiled floor and access to a large walk-in pantry/store beneath the stairs.

To the first floor, an open landing with display area leads to four bedrooms. The principal suite offers a well-proportioned double bedroom with oak-fitted wardrobe solutions and a contemporary en-suite shower room finished with tiled floor, matching tiled walls, vanity storage, and a corner shower enclosure. The second bedroom is a generous double with walk-in dressing wardrobe, providing excellent scope for en-suite conversion if desired. Two further well-sized bedrooms, one rear-facing with far-reaching views, are served by a modern family bathroom featuring a panelled bath with mixer and electric shower over, glazed screen, pedestal wash basin, WC, tiled floor, and ceramic wall tiling.

Externally, the equestrian facilities are a particular highlight. A substantial gated yard to the side accommodates a detached stable block with three looseboxes (with potential for a fourth), complete with power, lighting, water supply, and hardstanding for vehicles, horsebox, caravan, or boat. From the rear, a gated track leads to the paddock and grazing land with secure borders for livestock or dogs, extending to approximately 1.5 acres – a level and productive parcel of land with elevated panoramic views across the valley to Hoddlesden.

Tucked away yet well connected, this distinctive home blends rural tranquillity with practical amenities, making it ideally suited to families, equestrian buyers, or those seeking a versatile country lifestyle. Rarely does such a combination of character, land, and location come to market – early viewing is strongly recommended.

## Services

Mains water, Oil fired central heating, mains electricity, drainage to shared septic tank.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

E (Expired).

## 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.

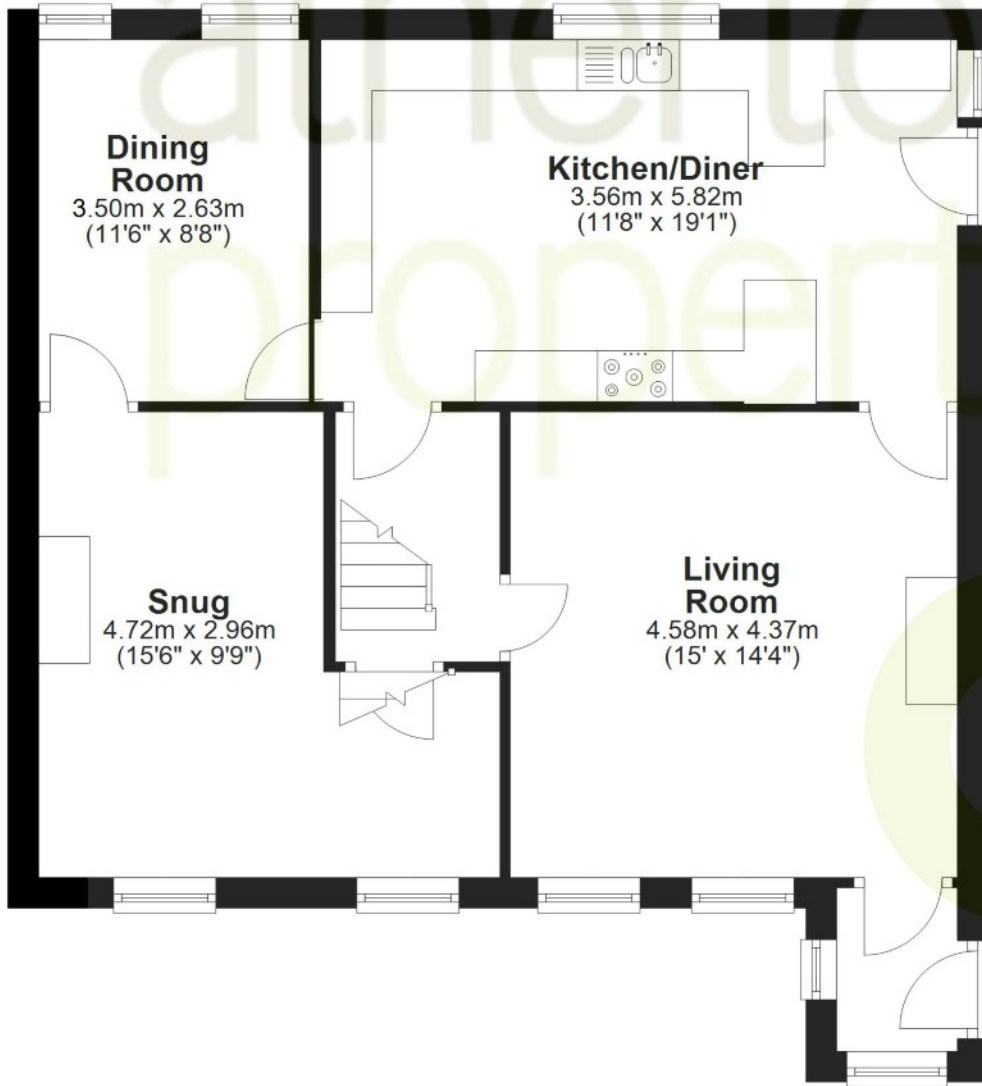
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





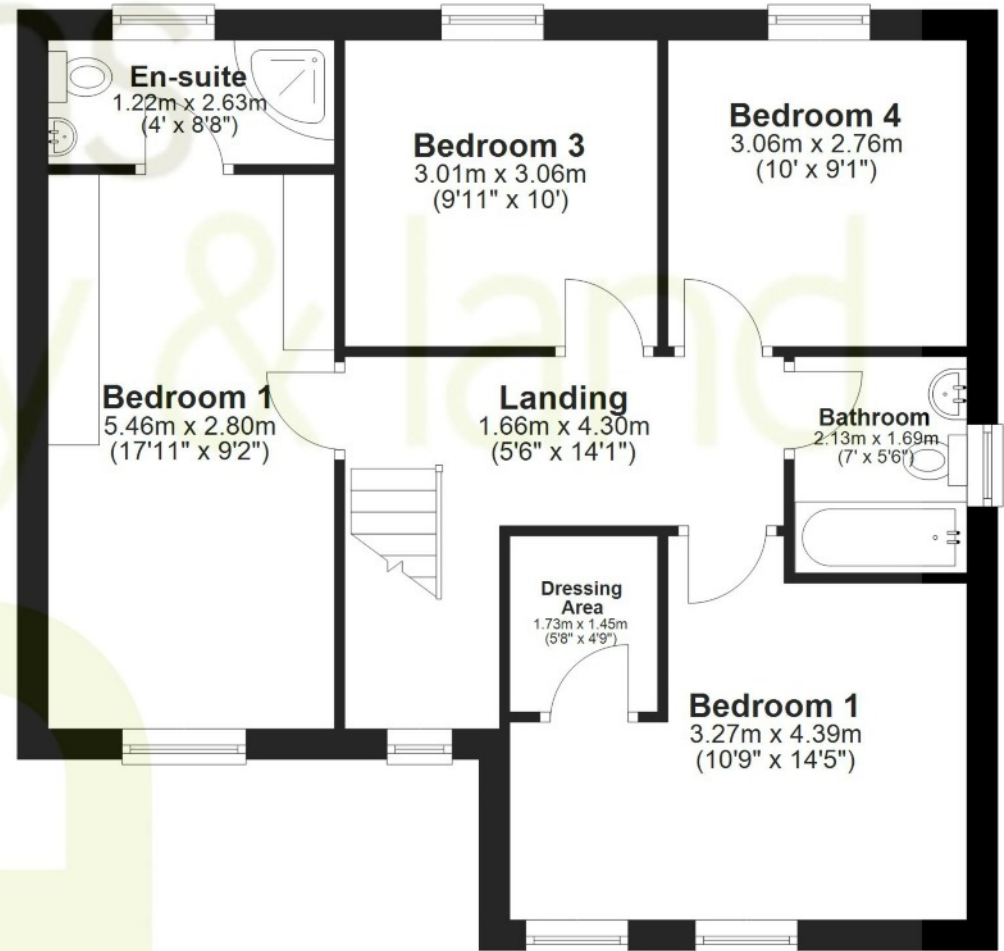
### Ground Floor

Approx. 75.6 sq. metres (813.8 sq. feet)



### First Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 143.9 sq. metres (1549.3 sq. feet)





