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Tucked away on the edge of the historic Roman village of Ribchester, Knowle Hey is a private country estate that seamlessly blends refined living with natural beauty. Set within approximately 3 acres of thoughtfully landscaped grounds, including formal gardens, wildflower meadows, and curated wildlife habitats, it comprises two superbly appointed residences, ideal for extended family, guests, or future investment, the potential here is both flexible and compelling.

Discreetly accessed via twin electric gates and a sweeping gravel drive, the estate enjoys total privacy while offering long-reaching views across the Ribble Valley and Forest of Bowland AONB. Despite its tranquil setting, the charming village of Ribchester is just a short stroll away - home to a Roman museum, artisan cafés, riverside walks, and a welcoming community, with excellent links to nearby Clitheroe, Whalley, and the wider Ribble Valley.

The principal residence is a substantial single-storey home, re imagined with exceptional attention to detail. A refined exterior palette of natural stone, K Rend, and sustainably sourced Siberian larch gives way to beautifully crafted interiors. Inside, bespoke joinery, handcrafted window seats, Karndean herringbone flooring, and openings provide character and cohesion throughout.

The heart of the home is an elegant open-plan kitchen and living space, flooded with natural light from full-height glazing and dual patio doors. The solid wood kitchen, handmade by craftsman carpenters, features painted shaker cabinetry, granite worktops, integrated appliances, a Stoves Sterling Deluxe induction range, and a sociable central island. A feature fireplace with stone surround on an exposed brick wall adds warmth and charm to the main living space, designed equally for relaxed family living or entertaining.

A wide central hallway leads to three generously sized double bedrooms. The principal suite is a true retreat, enjoying garden views, a walk-in dressing room, and a luxurious en-suite with walk-in rainfall shower, tiled floor and walls, and chrome fittings. The family bathroom features a panelled bath and walk-in shower. A large boot room with bespoke built in storage and dedicated laundry areas add practicality to the home.

To the west, the detached triple garage block houses The Loft at Knowle Hey - a stylish two-bedroom apartment with full-height ceilings and a dramatic facade window that frames sweeping countryside views. The open-plan kitchen and living space includes sleek cabinetry, integrated appliances and statement lighting. Two double bedrooms and a contemporary bathroom with soaking tub and mains mixer shower make this ideal for guests, multi-generational living, or luxury holiday accommodation.

Beneath the apartment, the garage block connects internally to a large home office and garden room, with French doors opening onto a west-facing terrace beside a beautifully established wildlife pond. With ambient lighting, mature planting, and a peaceful outlook, it's an idyllic spot for evening relaxation or outdoor dining. The gardens at Knowle Hey are a true highlight - a masterclass in layered design and seasonal interest. Framed by mature trees, the grounds unfold across a series of garden rooms: from formal lawns and lavender-lined pathways to a romantic cottage garden with mixed herbaceous borders and sculpted topiary.

A woodland trail leads to an alpine rockery and shaded glade, while a fully stocked orchard offers apple, plum and pear trees. The productive fruit garden features raised beds, a potting area, and a double glazed sun room with power and water - perfect for those with a passion for growing. At the heart of the estate lies a stunning wildlife pond with jetty and seating area, encouraging birds, frogs, and pollinators, bringing nature to your doorstep.

Modern comforts include high-speed fibre Internet, comprehensive insulation, newly installed double-glazed windows and doors, four point recording CCTV, and energy-efficient external lighting. Every detail, from ambient lighting to handcrafted joinery, has been considered with care and longevity in mind. Knowle Hey is a rare opportunity to embrace country living without compromise - a peaceful, flexible estate where contemporary comforts meet timeless design, and where every season brings a new layer of beauty to enjoy.

### Services

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

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band F.

### Energy Rating (EPC)

C (69).

### 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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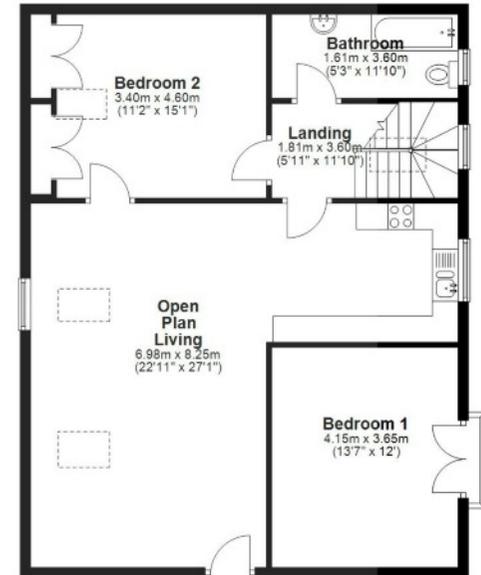
**Ground Floor**

Main area: approx. 199.9 sq. metres (2151.7 sq. feet)  
 Plus outbuildings: approx. 61.4 sq. metres (660.9 sq. feet)  
 (excluding Veranda)



**First Floor**

Approx. 87.0 sq. metres (936.7 sq. feet)  
 (excluding Balcony)



**Main area: Approx. 286.9 sq. metres (3088.4 sq. feet)**

Plus outbuildings, approx. 61.4 sq. metres (660.6 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
 Plan produced using PlanUp.



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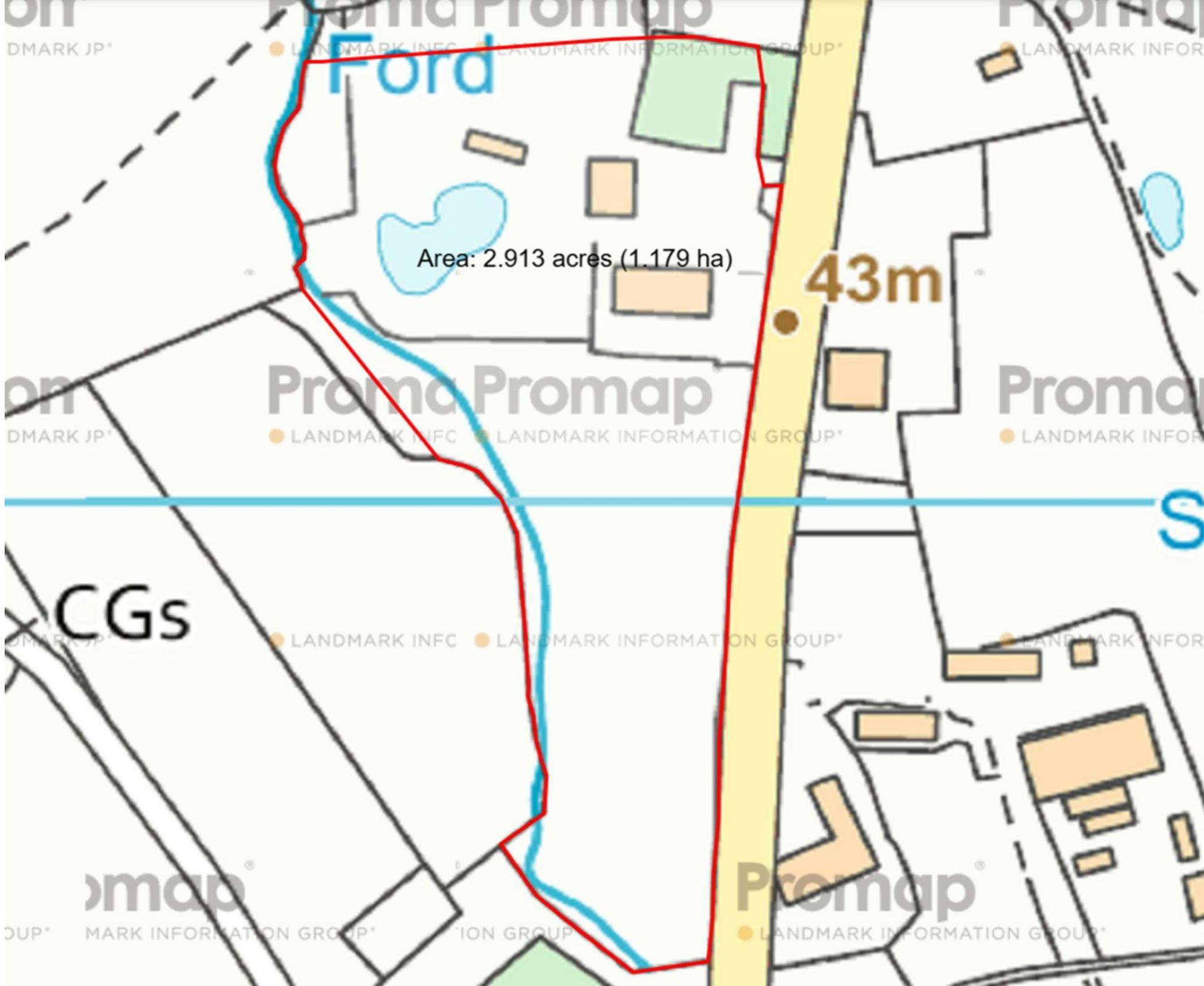






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# about us



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