



athertons
property & land

athertons
property & land tel. 01254 828810
www.athertons-uk.com

The Dene, Hurst Green, Ribble Valley BB7
£495,000



Tucked away in an idyllic and highly secluded position off The Dene, this individually designed detached home enjoys a remarkable woodland setting while remaining within easy reach of the village centre. Surrounded by mature trees and extensively renovated to an exceptional standard, the property offers beautifully presented, turnkey accommodation perfectly suited to modern living.

The current owner has undertaken a comprehensive programme of improvements, including a new roof, K-rendered exterior, complete rewire, modern oil-fired central heating system, new kitchen and bathrooms, and a thoughtful reconfiguration of the internal layout to create bright, open-plan living spaces and generous bedrooms throughout.

A discreet gravel driveway provides private off-road parking, while timber gates lead to a pathway descending to the property, enhanced by attractive exterior lighting and mature landscaped surroundings.

Arranged over split levels, the accommodation opens into a welcoming entrance hall featuring herringbone-style LVT flooring and elegant half-wall panelling. The entrance level hosts two spacious double bedrooms, including a superb principal suite with an open dressing area and a contemporary en-suite shower room finished to a high specification.

A luxurious family shower room serves the remaining accommodation, while a short flight of stairs leads to a versatile office/guest bedroom. This flexible space benefits from fitted base units, plumbing for utilities, eaves storage, and delightful woodland views.

The lower ground floor forms the heart of the home, centred around an impressive open-plan living kitchen. The bespoke shaker-style kitchen features quartz worktops and splashbacks, a central island, pantry cupboard, integrated appliances, and a remote-controlled inset electric fireplace. The adjoining dining area is flooded with natural light through large windows that perfectly frame the surrounding woodland scenery.

A separate snug/family room provides additional living space, ideal as a cosy retreat, home office, or playroom.

Outside, the property continues to impress. Landscaped gardens include paved walkways, mature hedgerows providing excellent privacy, a lawned front garden, and a beautiful Indian stone terrace with contemporary glass balustrades, perfect for entertaining and al fresco dining. Additional paved seating areas wrap around the property, offering both sunny and shaded spots throughout the day. A timber storage shed and attached boiler house complete the external accommodation.

Services

Oil fired central heating, mains water, mains electricity, mains drainage.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (61).

Council Tax

Band C.

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

Athertons and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor

Approx. 85.7 sq. metres (923.0 sq. feet)



First Floor

Approx. 10.5 sq. metres (112.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

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





