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Longworth Road, Billington, Ribble Valley BB7  
Offers Over £500,000



Set within an exceptional plot on the edge of Whalley, this substantial detached bungalow enjoys a truly enviable position, boasting far-reaching views across the surrounding countryside, including the iconic Whalley Viaduct, the River Calder and the historic Whalley Abbey. Offering approximately 2,000 sq ft of versatile accommodation, the property presents a rare opportunity for those seeking a spacious home within walking distance of the village centre and its excellent amenities.

Approached via a private, gated driveway leading to a generous block-paved forecourt, the property immediately impresses with its sense of space and privacy. Internally, the accommodation is both flexible and well maintained, having previously been configured as a three-bedroom home, and now offering adaptable living space to suit a variety of buyers.

A welcoming L-shaped entrance hall provides access to the loft, which is partially boarded, and houses the gas combination boiler. The main lounge is a particularly attractive reception space, centred around a marble fireplace with inset gas fire, and enjoying delightful views towards the viaduct. Sliding doors open through to a bright conservatory, which takes full advantage of the garden outlook, with UPVC double glazing and French doors leading directly outside.

The kitchen is fitted with a modern range of base and eye-level units, complemented by quartz worktops and a comprehensive range of integrated appliances including a fridge/freezer, induction hob with extractor, oven and grill, plate warming drawer and dishwasher. Tiled splashbacks complete the space, while folding doors open into the adjoining dining room, creating a sociable and practical layout. The dining room could be converted back into a bedroom with original doorway being blocked off from the entrance hall. Steps lead down from here to a formal sitting room, a characterful space featuring a cast iron gas stove set upon a hearth, with sliding doors opening to the front porch.

Further accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from a range of fitted furniture and access to a Jack and Jill style shower room, fitted with a walk-in mains shower, vanity unit, WC and useful storage. Floor coverings are yet to be laid in the bathroom. A separate cloaks/WC, formerly a single bedroom, provides additional convenience and further scope for reconfiguration if desired. A utility room is also present, offering additional base units, worktop space, a sink and plumbing for laundry appliances. Off the utility room is the integral double garage with electric up and over door and external access to the rear.

Externally, the property is a true standout feature. The sweeping gardens wrap around the home, predominantly laid to lawn with a variety of terraced seating areas perfectly positioned to enjoy the stunning outlook. Mature hedgerows, a pond and paved, stepped walkways add to the charm and privacy of the setting. In addition to the integral double garage, there is also a further detached garage with electric up and over door and a separate gated driveway accessed off Walmsley Brow.

Combining generous internal accommodation, breathtaking views and a prime location within walking distance of Whalley village, this is a rare opportunity to acquire a versatile and beautifully positioned home with significant appeal to families, downsizers and those seeking a semi-rural lifestyle with convenience.

Billington is a highly regarded Ribble Valley village, offering an excellent balance of rural charm and everyday convenience. Surrounded by open countryside and scenic walks along the nearby River Ribble, it provides a peaceful setting whilst remaining well connected. The village itself benefits from a range of local amenities, including shops, pubs and well-regarded schools, with the neighbouring village of Whalley just a short distance away, offering a wider selection of independent boutiques, cafés and restaurants. Excellent transport links, including a nearby train station and easy access to the A59, make Billington an ideal choice for commuters.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 years from 25 March 1854.

## Energy Performance Rating

TBC.

## Council Tax

Band F.

## 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**

## 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.

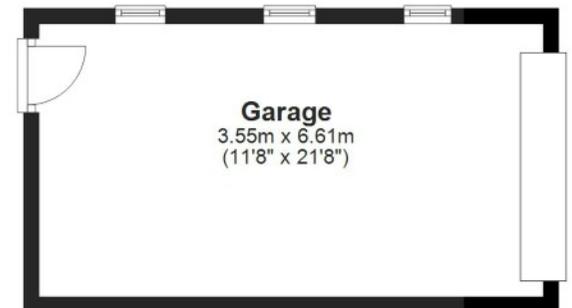
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





## Ground Floor

Main area: approx. 187.9 sq. metres (2023.0 sq. feet)  
Plus garages, approx. 23.5 sq. metres (252.6 sq. feet)



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





