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Chapel Rise, Billington, Ribble Valley BB7  
£275,000



Situated within the popular Ribble Valley village of Billington, Chapel Rise is an extended three-bedroom semi-detached home occupying a generous plot with superb long-distance views towards Pendle Hill and the iconic Whalley Viaduct. Offering spacious and versatile accommodation alongside excellent outdoor space, the property presents an exciting opportunity for buyers seeking a well-positioned home with further potential to extend, subject to the necessary planning consents. With both front and rear gardens, a detached garage, and ample parking, the home perfectly combines practicality with a scenic and well-connected setting close to the amenities of Whalley village.

Upon entering the property, a welcoming entrance porch provides access through a uPVC door into the main hallway. The hall features a recessed staircase rising to the first floor and useful storage beneath the stairs, while an Oak door leads into the principal living accommodation.

The lounge and dining room form a bright and spacious open-plan living area. The lounge benefits from a bay window to the front which frames pleasant outlooks and allows natural light to fill the room, while oak-effect flooring continues through the space, creating a cohesive and contemporary feel. The space flows seamlessly into the dining area, which enjoys direct access to the conservatory via French doors.

The conservatory provides an additional reception space overlooking the rear garden, featuring uPVC double-glazed windows, a polycarbonate roof, and an external door leading outside.

The kitchen is fitted with a range of base and eye-level units complemented by laminate worktops and a breakfast bar for informal dining. Appliances include a four ring gas hob and electric oven, while there is space for a fridge/freezer and plumbing for a dishwasher and washing machine. An external door provides convenient access to the outside.

To the first floor, the landing provides loft access and leads to three bedrooms and the family bathroom. Bedroom one is a spacious double room formed as part of the extension and benefits from fitted wardrobes along with pleasant views towards Whalley Viaduct. Bedroom two accommodates a double bed and is located to the front of the property, enjoying open views over the River Calder towards Pendle Hill, while bedroom three is a well-proportioned single room. The family bathroom is finished with tile effect flooring, tiled walls and comprises a pedestal wash basin, dual-flush WC, and a corner shower enclosure.

Externally, the property enjoys particularly generous outdoor space. To the front, a long driveway provides ample off-road parking alongside a lawned garden area. The rear of the property continues the theme of space and practicality, offering additional parking and access to a detached large single garage complete with power, lighting, and an up-and-over door. The rear garden is mainly laid to lawn and features planted borders alongside a small patio seating area and further outdoor space ideal for relaxing or entertaining. With its large plot and attractive setting, the garden also offers excellent potential for further landscaping or extension to the side if desired.

Chapel Rise enjoys a convenient position within Billington, a popular Ribble Valley village offering excellent access to nearby Whalley, Clitheroe, and the surrounding countryside. With beautiful views, spacious accommodation, and further potential to enhance, this property represents a fantastic opportunity for buyers seeking a well-located home within one of the area's most desirable settings.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 years starting from April 1973. Ground rent £15 per annum, 946 years remaining on the lease.

## Energy Performance Rating

TBC.

## 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 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 (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.

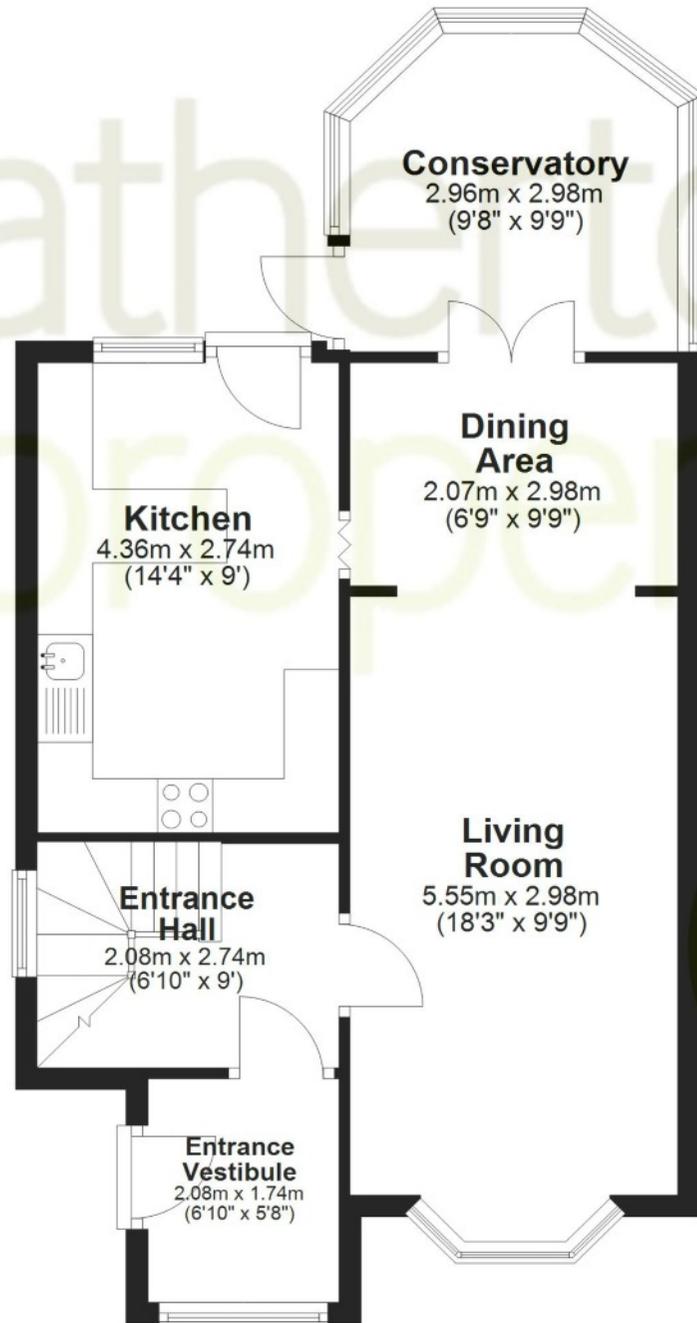
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





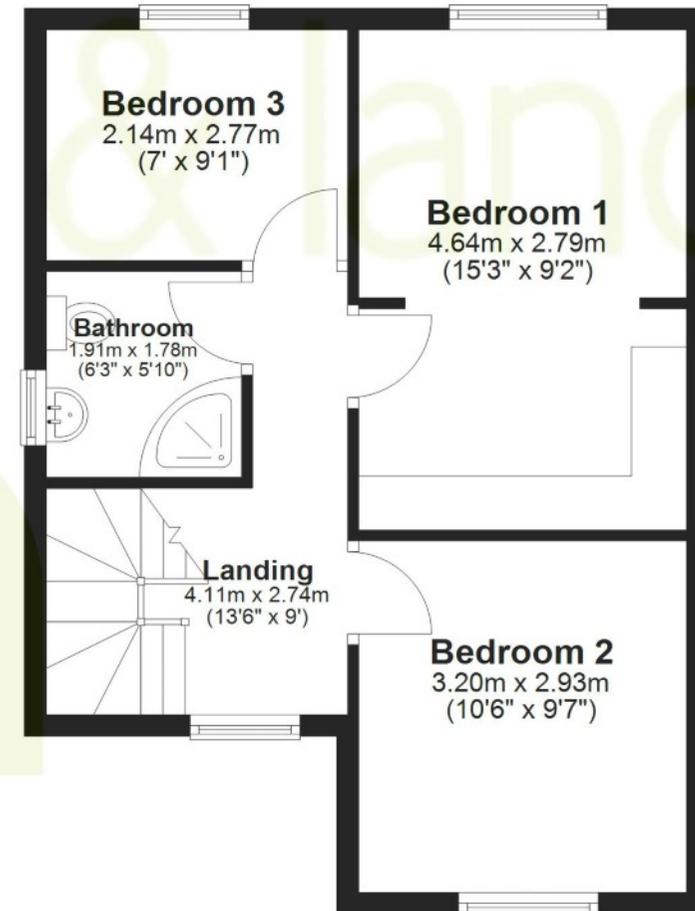
## Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.8 sq. feet)

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







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