



Boasting generous front and rear gardens, off-road parking, and a single garage, this charming two-bedroom cottage enjoys a semi-rural courtyard setting just a short stroll from the heart of Whalley village. Immaculately presented and stone-built, the home offers the perfect balance of countryside tranquillity and village convenience. Thoughtfully converted from a former barn, it retains a wealth of character while incorporating modern comforts throughout.

Commanding far-reaching views over open countryside to the rear—stretching across the Ribble Valley towards Longridge Fell—the property occupies an enviable position with direct access to scenic walks and a peaceful garden backdrop. Set on an unusually large plot, the home features a spacious private front garden and a long terraced rear garden offering spectacular panoramic views. The accommodation has been meticulously refurbished and maintained, showcasing new windows and doors, upgraded kitchen appliances, large stone sills, beautifully tiled bathrooms, and a striking stone fireplace.

Upon entering, you are welcomed by a generous entrance porch with tiled flooring, an exposed stone wall, ample space for boots and coats, and open access to a timber vestibule leading into the main living area. This characterful space features engineered oak flooring, a staircase to the first floor with under-stairs storage, and a central stone fireplace with a log-burning stove, radiating warmth throughout the cottage.

To the rear, the stylish and functional kitchen/diner includes a range of base and eye-level units, complementary worktops, an integrated dishwasher and washing machine, a Samsung dual-door electric oven with combination microwave, inset dual bowl sink with Quooker tap, five-ring gas hob with overhead extractor, integrated wine cooler, space for a dining table, and a stable door leading to the rear garden.

Upstairs, the landing provides access to a fully boarded loft via a pull-down ladder, offering valuable additional storage. The principal bedroom at the front is a peaceful retreat, featuring fitted wardrobes, charming views towards Whalley Nab, an over-stair storage cupboard, and an en-suite WC complete with tiled walls and flooring, dual-flush WC, heated towel rail, bidet, and wash basin. The second bedroom, located at the rear, enjoys stunning countryside views and includes a full range of fitted furniture—wardrobes, shelving, and space for a double bed.

The family shower room is finished to a high standard, with tiled walls and flooring, a large walk-in rainfall shower with glass screen, heated towel rail, wall-mounted dual-flush WC, and a sleek vanity wash basin.

Externally, the property impresses with two thoughtfully designed garden spaces. To the rear, a beautifully landscaped terraced garden features graveled, patio and lawned seating areas as well as low walled planting beds — backing directly onto open fields for uninterrupted views and a true sense of seclusion. To the front, an expansive, private lawned garden with a patio area and timber-built shed offers an additional sanctuary, enclosed by tall evergreen borders—perfect for summer gatherings or quiet reflection. Practical features include two private parking spaces and a single garage with up-and-over door.

Set in the highly sought-after village of Billington, just minutes from the vibrant centre of Whalley, this beautifully appointed cottage offers the perfect blend of countryside calm and modern convenience. Surrounded by scenic walks and enjoying open rural views, the home combines traditional character with contemporary style in a peaceful, tucked-away setting. Whalley itself provides a wealth of amenities—including shops, schools, a medical centre, library, and excellent transport links via road, bus, and rail—making this an ideal location for both relaxed living and effortless commuting across East Lancashire and beyond. A rare opportunity to enjoy village life with all the benefits of modern living.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

C (71).

## 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).





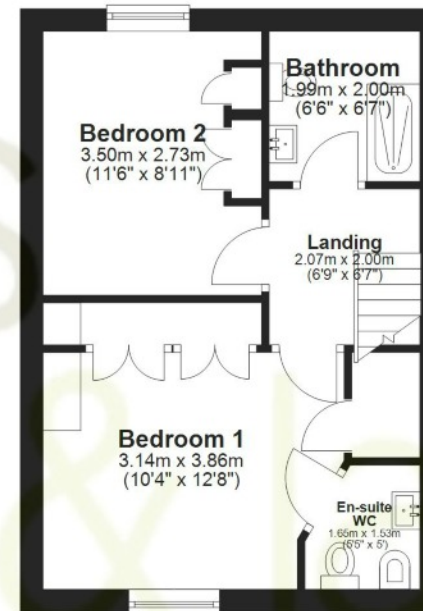
## Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 75.6 sq. metres (814.1 sq. feet)





