



athertons  
property & land





This is an exceptional four-bedroom semi-detached home, occupying a generous plot on Station Road in the heart of the ever-desirable Ribble Valley village of Whalley. Having been completely reconfigured and comprehensively refurbished, the property has been beautifully renovated and reimagined to create a turnkey residence that perfectly balances modern open-plan living with thoughtful design detail. Every aspect has been considered – from newly installed windows and doors, including tilt-and-turn sash windows to the front, to a brand-new kitchen, bathroom, and cloakroom, new boiler, and landscaped gardens. Externally, the property enjoys both front and rear gardens, private off-road parking, and a detached stone-built garage with scope to convert into a attractive garden building.

The accommodation flows seamlessly, with the generous open-plan living areas complemented by versatile spaces and an internal design that is truly unique – a credit to the current owners. The landscaped rear garden with its sweeping patio creates the perfect environment for entertaining, while the front garden offers a green and leafy approach.

Internally, the home has been thoughtfully reconfigured to create a bright, spacious, and contemporary layout. The entrance hall sets the tone with tiled flooring, an exposed brick feature wall, staircase to the first floor, and inner hallway access to a stylish two-piece cloakroom. To the front, a versatile snug or fourth bedroom offers a generous double room with dual aspects, ideal as guest accommodation, a home office, or an additional reception space.

The lounge features a bespoke media wall and log-burning stove with brick surround and opens into the dining kitchen. The dining area is enhanced by an acoustic panel feature wall and wide French doors opening directly onto the rear patio, seamlessly connecting the home to the garden.

The recently installed shaker-style kitchen has been finished to a superb standard, offering an excellent range of base and eye-level units with Corian worktops, pull-out larder cupboards, and breakfast bar seating. Integrated appliances include an AEG double oven, Bosch induction hob with extractor, and Neff dishwasher, with space provided for an American-style fridge/freezer. A practical laundry room off the kitchen provides further storage and appliance space.

To the first floor, a widened landing enhances the sense of light and space, leading to three bedrooms and the family bathroom. Bedrooms one and two are both generous doubles, the first enjoying a full wall of fitted wardrobes, while the second benefits from a decorative fireplace and attractive outlook. Bedroom three, a comfortable single, is currently used as a home office. The family bathroom has been finished with exceptional attention to detail, comprising a freestanding panelled bath, mains shower enclosure, vanity wash basin, wall-mounted WC, and storage housing the recently installed Logic combination boiler.

Externally, the rear garden is a standout feature boasting a sweeping porcelain tiled patio provides a superb entertaining space, leading onto a level lawn bordered by mature planting. The detached stone-built double garage, currently utilised as a workshop, offers outstanding scope for conversion into a garden room, gym, or studio if desired, while an up-and-over door to the rear leads out to a driveway with parking for three vehicles.

Whalley itself is widely regarded as one of the Ribble Valley's most desirable villages, offering a superb range of independent shops, cafés, restaurants, and bars, alongside excellent schools, strong transport links, and easy access to the surrounding countryside. Properties of this calibre, combining thoughtful design, modern specification, and prime location, rarely come to market – making this a unique opportunity not to be missed.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

D (66).

## 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**

**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).

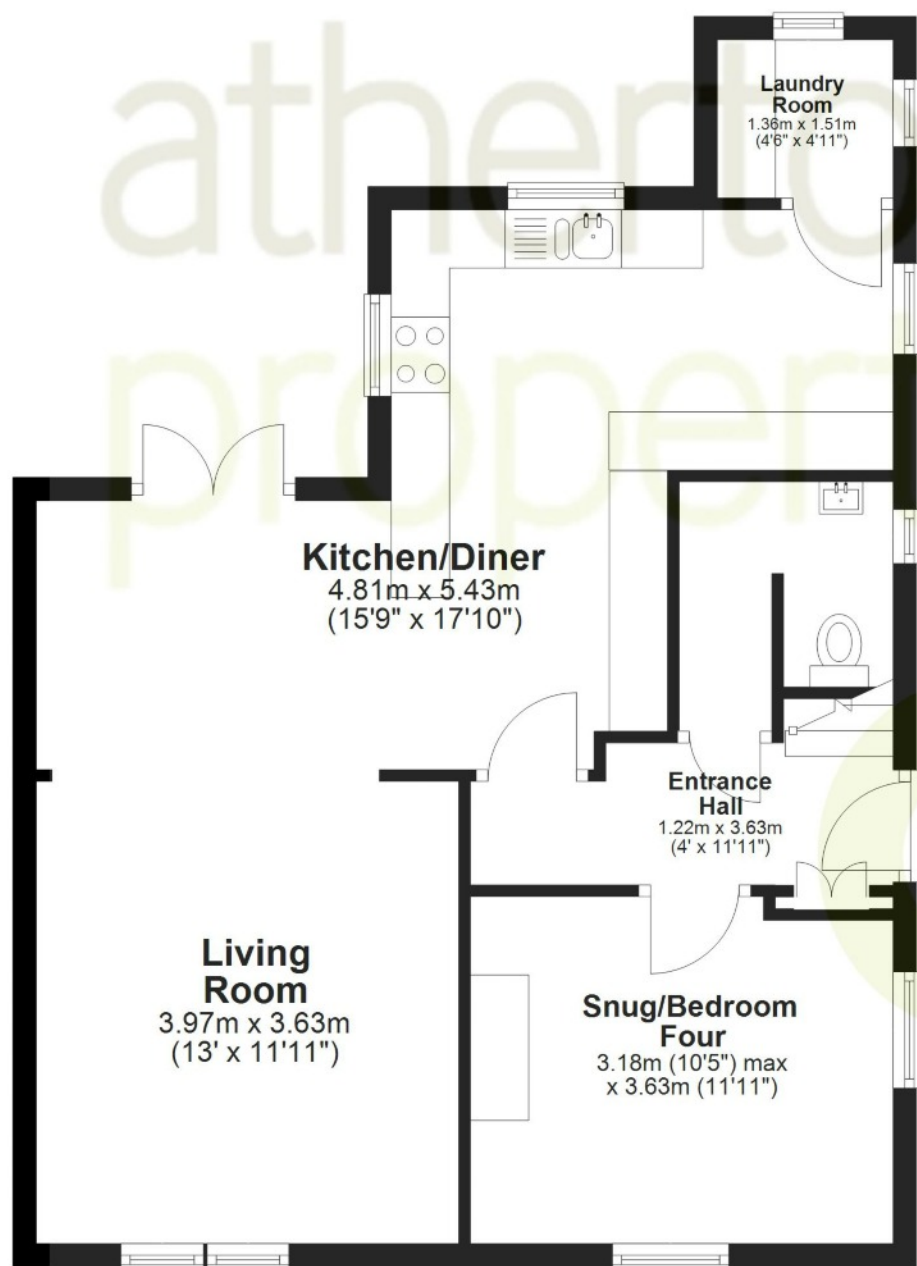






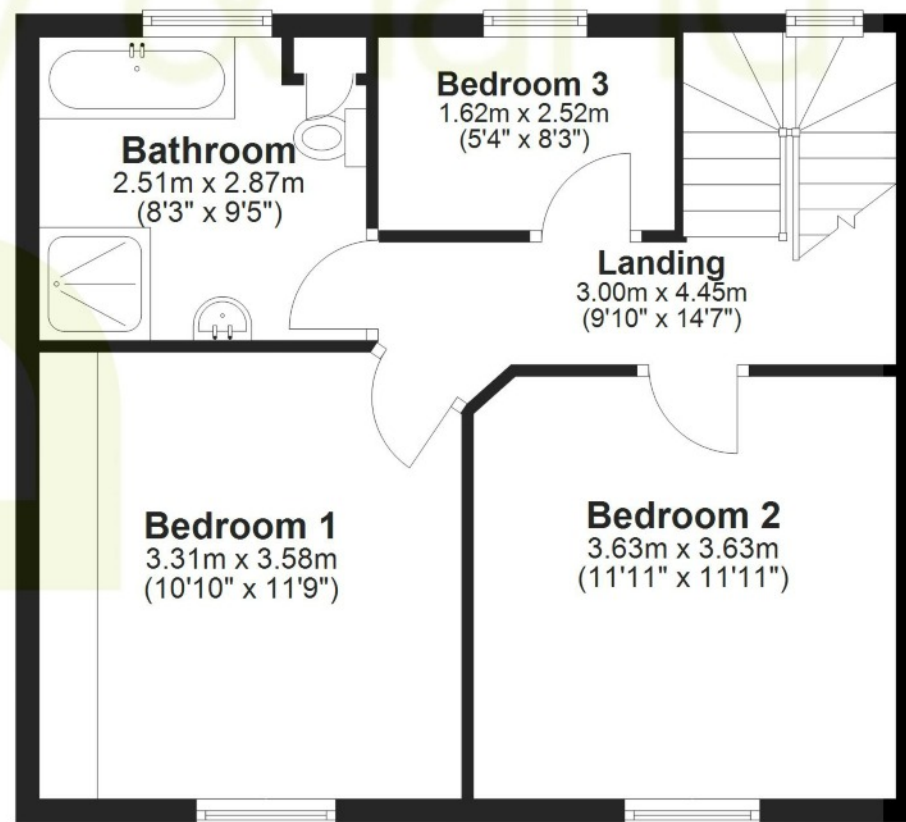
## Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



## First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)











