



athertons
property & land

The Hazels, Wilpshire, Ribble Valley BB1
£475,000

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Presented to the market is this substantial four-bedroom detached family home, occupying a prime position on the highly regarded Hazels cul-de-sac in Wilpshire, within the heart of the Ribble Valley. Enjoying stunning, uninterrupted views across open countryside to the rear towards Pendle and Longridge Fell, the property offers an exceptional balance of family living, privacy and future potential.

The home has been well maintained and tastefully updated, benefitting from newly installed windows and doors, and provides generous, versatile accommodation arranged over two floors. Of particular note is a previously approved planning application for a dormer extension (Ref: 3/2021/1154), offering exciting scope to further enhance and extend the property if desired.

Upon arrival, a uPVC double-glazed entrance door opens into a porch, which leads through to a welcoming entrance hallway. The hall features wall panelling, an L-shaped layout with two useful storage cupboards, and a staircase rising to the first floor. There is also internal access to the garage and 2pc Wc off.

The kitchen-diner forms the heart of the home and is well-appointed with sleek cream base and eye-level units, complemented by black granite worktops and a practical breakfast bar. Appliances include a Gorenje induction hob with extractor, Neff dishwasher, electric oven, inset dual-bowl sink and space for an American-style fridge-freezer. The kitchen opens into a dining area featuring fitted cupboards, additional storage and bench seating, while sliding uPVC double-glazed doors open directly onto the rear patio, framing the superb countryside views and creating an excellent space for everyday living and entertaining.

The lounge is a well-proportioned and comfortable reception room, recently redecorated and enjoying a large picture window to the rear that captures the open views. A stone hearth with log-burning stove and oak mantle provides an attractive focal point and adds warmth and character to the space.

The integral garage has been insulated and heated and offers excellent flexibility, making it ideal for use as a home gym, workshop or additional storage. It is fitted with base units, laminate worktop, a stainless-steel sink, plumbing for washer and dryer, a wall-mounted Worcester Bosch combination boiler, and an electric up-and-over double garage door.

To the first floor, the landing provides access to all bedrooms and loft storage. The principal bedroom is a standout feature, boasting a vaulted ceiling, French doors with a Juliette balcony enjoying breathtaking rear views, above-hanging rail storage and a spacious en-suite. The en-suite is finished in a contemporary style with tiled elevations, wide cubicle mains shower enclosure, vanity wash basin and dual-flush WC.

Bedroom Two is positioned to the rear and benefits from a wardrobe cupboard and pleasant outlooks with matching Juliette balcony, while Bedrooms Three and Four are both generous double rooms located to the front of the property, making them ideal for family members or guests. The family bathroom is well appointed and comprises a four-piece suite including a panelled bath, overhead shower with mains-fed supply, vanity wash basin and dual-flush WC.

Externally, the property continues to impress. To the rear is a sweeping Indian stone patio providing ample outdoor seating and entertaining space, leading onto a large lawned garden with outdoor power points and magnificent, open-field views across Pendle and Longridge Fell, creating a private and tranquil setting. To the front, a driveway leads to the garage and provides off-road parking for two vehicles, alongside stone steps and a lawned garden area. A fantastic opportunity to acquire a spacious and adaptable family home in a highly desirable Ribble Valley location, offering stunning views, strong future potential and excellent everyday living.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

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 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Monday 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.

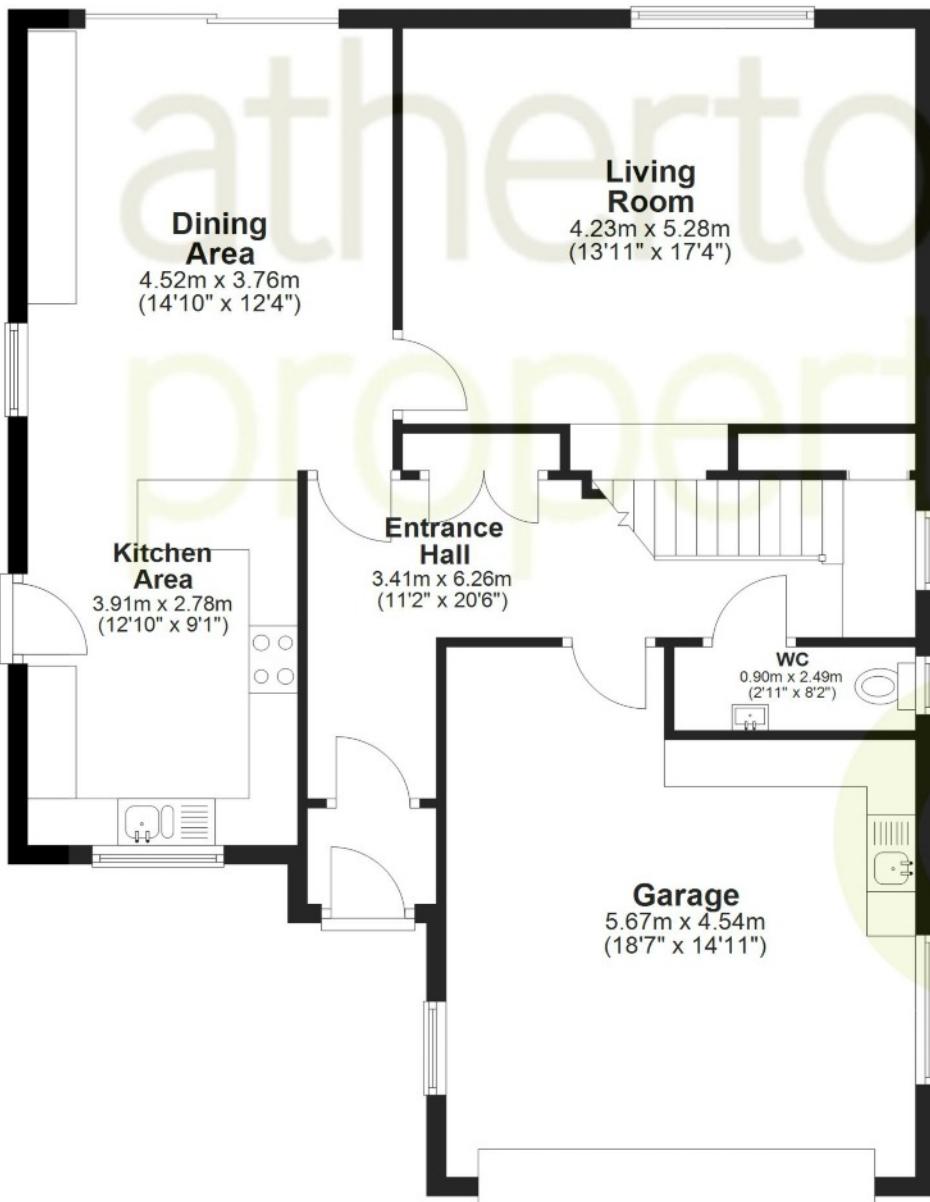
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)



First Floor

Approx. 88.8 sq. metres (955.4 sq. feet)



Total area: approx. 185.2 sq. metres (1993.1 sq. feet)

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



