



A beautifully presented and thoughtfully extended stone-built mid-terrace home, offering deceptively spacious accommodation, stunning open views towards Longridge Fell and Stonyhurst, and a well positioned location within the heart of the Ribble Valley.

Perfectly suited to first-time buyers, couples or those looking to downsize, this charming home seamlessly blends original character with stylish modern finishes. From the moment you step through the entrance porch, complete with its original tiled floor, the quality of the accommodation is immediately apparent.

The welcoming hallway features attractive herringbone flooring and leads into a cosy front snug, where a large picture window frames spectacular views across the surrounding countryside. To the rear, the property opens into an impressive lounge and dining room, creating a fantastic space for entertaining. A striking split slate and stone fireplace with an inset log-burning stove forms the focal point of the room, complemented by an oak mantel and useful understairs storage. The lounge flows effortlessly into the extended kitchen, enhancing the sociable, open-plan feel of the ground floor.

The kitchen is fitted with a range of sleek cream units and benefits from integrated appliances including a fridge/freezer, double oven, induction hob with extractor, plumbing for a washing machine and continuation of the stylish herringbone flooring.

To the first floor are two generous double bedrooms. The principal bedroom enjoys fitted wardrobes spanning the full length of one wall and boasts breathtaking panoramic views towards Longridge Fell, Stonyhurst and beyond. The second bedroom is another spacious room, offering useful over-stairs storage and additional wardrobe space.

The contemporary bathroom is fully tiled and fitted with a P-shaped bath with rainfall shower and glazed screen, pedestal wash basin, WC and useful alcove shelving.

Externally, the property enjoys an attractive, low-maintenance frontage with planted borders, original stone boundary wall and a traditional flagged pathway leading to the front entrance. To the rear is a private enclosed yard providing ample space for outdoor seating, together with external power points, an outside tap and a versatile brick-built outbuilding currently utilised as a utility/store.

Offering the perfect combination of character, modern living and breathtaking countryside views, befitting its name, Fells View, this delightful home occupies a highly desirable location within the popular village of Billington, with excellent access to local amenities, transport links and the wider Ribble Valley.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band A.

Viewings

Strictly by appointment only.

Office

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 12.30pm
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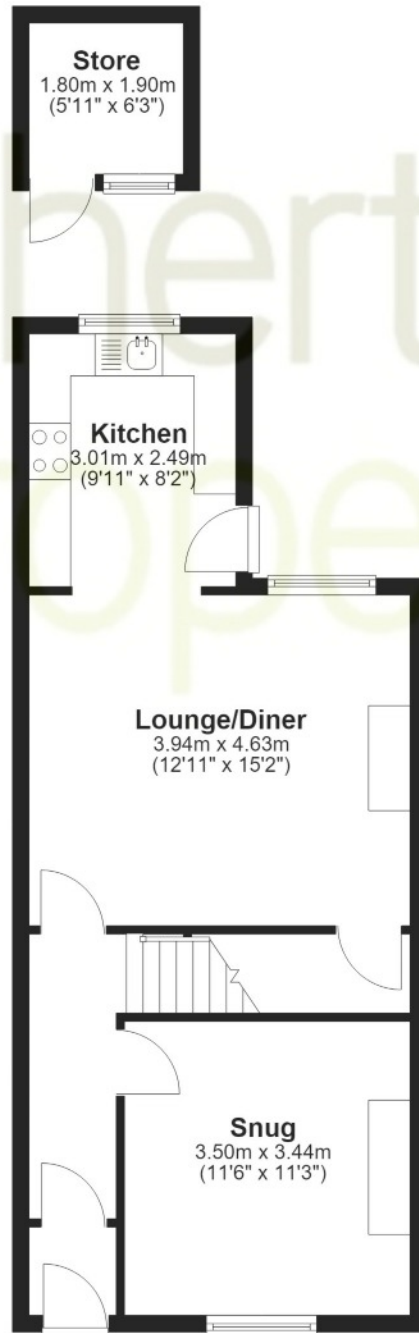
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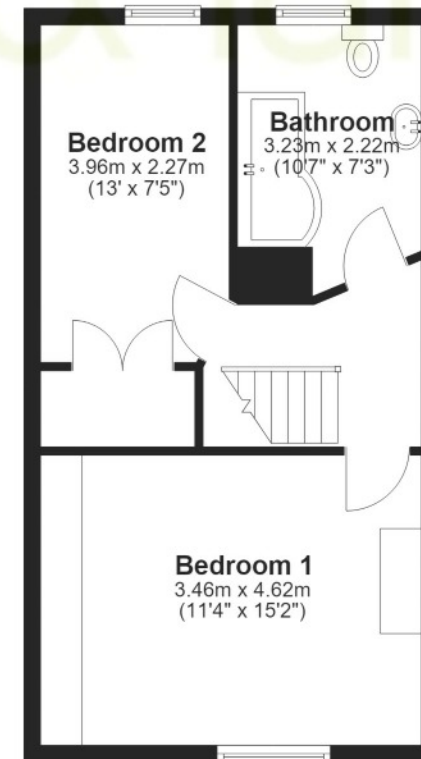
Ground Floor

Main area: approx. 47.3 sq. metres (509.0 sq. feet)
Plus outbuildings, approx. 3.4 sq. metres (36.8 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Main area: Approx. 86.7 sq. metres (933.4 sq. feet)
Plus outbuildings, approx. 3.4 sq. metres (36.8 sq. feet)

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





