



athertons
property & land

15 Midfield, Langho, Ribble Valley, Lancashire
£499,995

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Following a complete renovation by its current owners, this spectacular extended family home is offered to the market with no onward chain. Enjoying an elevated position within this ever-popular development in the Ribble Valley, the property boasts stunning rear views and has undergone an extensive refurbishment, making it move-in ready. With a newly constructed single-storey kitchen extension featuring underfloor heating, new uPVC double-glazed windows and doors, beautifully finished interiors, two new bathrooms, an external 'K' Rend finish, recently laid tarmacadam driveway, and landscaped gardens, no detail has been overlooked in this breathtaking transformation.

Light, spacious, and full of character, the accommodation comprises, on the ground floor, an entrance hall, WC, snug, and lounge with open access to the kitchen and utility room. The first floor offers four double bedrooms, a four-piece family bathroom, and a three-piece en-suite shower room. The property benefits from off-road parking for up to five cars, with a driveway leading to a detached double garage and landscaped gardens to the rear.

Approximate Gross Internal Area – 1,533.6 sq ft (142.5 sq m).

Upon entering, you are welcomed by a wide entrance hall with tiled flooring, panelled walls, a cast iron radiator, and a staircase leading to the first floor. The luxuriously decorated two-piece WC is finished with a vertical anthracite radiator, vanity wash basin, and dual-flush WC. The snug, which could easily serve as a children's playroom, features oak-effect Amtico flooring, LED spotlighting, and a large front-facing window, creating a bright and inviting space. The spacious lounge offers elegant herringbone Amtico flooring, a central media wall with acoustic panelling, a wide front-facing window, and a large opening leading into the stunning kitchen extension, creating a wonderful, sociable space—perfect for entertaining.

The heart of the home is the spectacular open-plan kitchen, featuring electric underfloor heating, a vaulted skylight, and dual-aspect windows. A combination of base units with dark granite worktops complements the three-drawer Rangemaster stove with gas hob, inset Belfast sink, integrated full-length fridge and freezer, and a large oval island with light granite worktops, induction hob with extractor, electric combination oven, and breakfast bar seating. Bi-folding doors lead onto paved steps descending into the rear garden. A well-appointed utility room is located off the kitchen, offering additional base units with a sink, plumbing for a washing machine and dryer, an integrated wine fridge, a combi microwave, and an external door providing access to the side driveway.

On the first floor, a small landing leads to four double bedrooms, the family bathroom, and the en-suite off the principal bedroom. Bedrooms three and four, located at the rear of the property, are both smaller doubles, with bedroom four currently utilised as a guest room and walk-in wardrobe. The beautifully finished four-piece family bathroom includes a freestanding oval bath with floor-mounted taps, a dual-flush WC, a wash basin with a vanity unit below, and a walk-in rainfall shower with a sash shower screen, all complemented by elegantly tiled flooring. Bedrooms one and two, positioned at the front of the property, are both generous doubles with ample space for bedroom furniture. The principal bedroom benefits from a recently added en-suite shower room, featuring tiled flooring, a hand basin with storage below, a dual-flush WC, and a cubicle mains mixer shower.

The tarmacadam front driveway provides parking for up to five cars, with a long single driveway leading to the detached double garage, which features a manual up-and-over double door, uPVC double-glazed window and side door, and power supply. The rear garden enjoys breathtaking views towards Longridge Fell and beyond, featuring recently laid paved pathways, a south-west-facing patio area, gravelled storage sections, and a central lawned garden.

The village of Langho is a superb rural location offering excellent motorway access and highly regarded primary schools, including St Mary's Catholic Primary School and St Leonard's, with St Augustine's Secondary School also nearby. This exceptional family home is ideal for those looking to upsize or relocate to the Ribble Valley.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (70).

Council Tax

Band E.

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

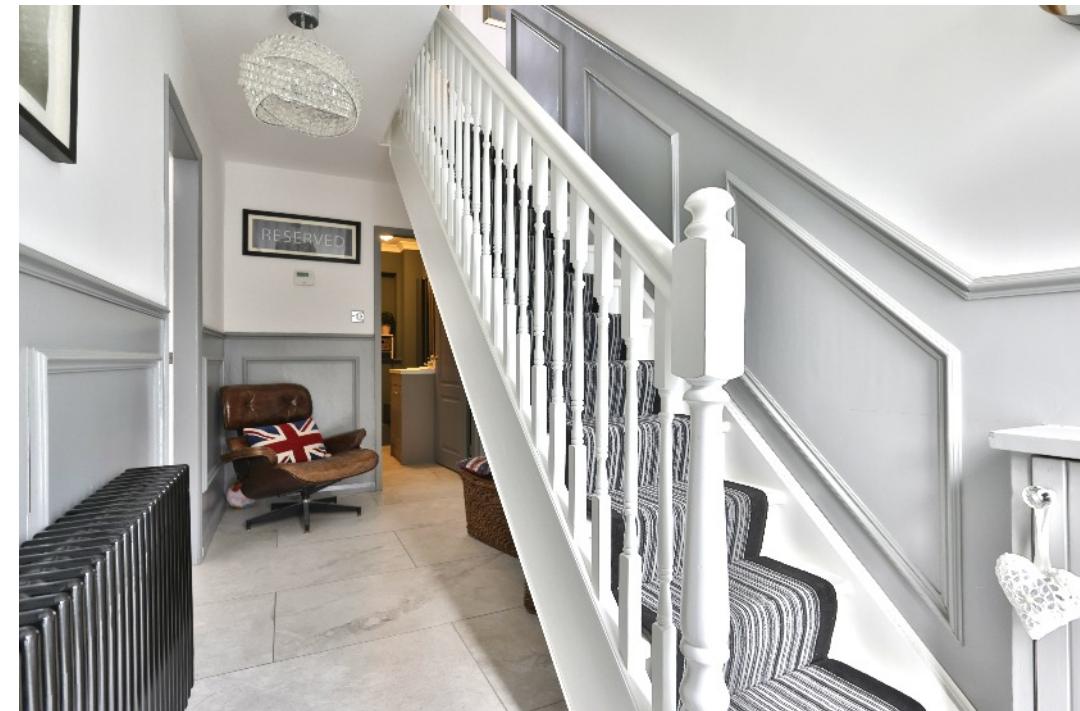
Money Laundering Regulations

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).





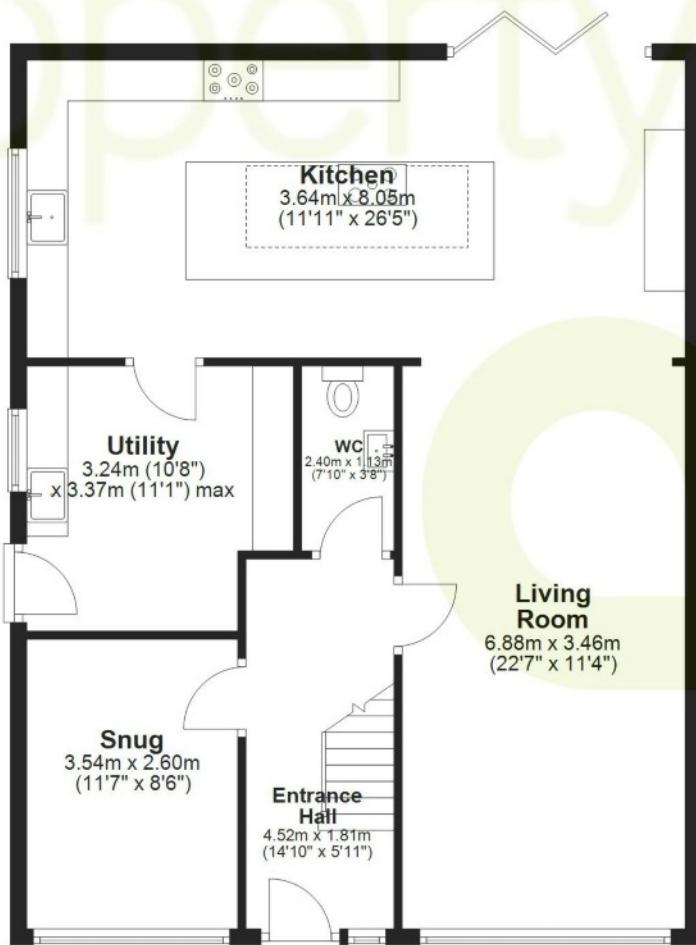
Main area: Approx. 142.5 sq. metres (1533.6 sq. feet)

Plus garages, approx. 24.8 sq. metres (266.9 sq. feet)

Garage
5.46m x 4.54m
(17'11" x 14'11")

Ground Floor

Main area: approx. 85.8 sq. metres (924.0 sq. feet)
Plus garages, approx. 24.8 sq. metres (266.9 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.6 sq. feet)

