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Elker Lane, Billington, Ribble Valley BB7
£575,000



Set within open Ribble Valley countryside and enjoying far-reaching rural views, Chew Mill Barn in Billington is a beautifully executed stone-built barn conversion that blends striking character with contemporary comfort. Ideally positioned for access to both Whalley and Billington, the property also lies within walking distance of St Augustine's High School and the popular Black Bull at Old Langho, making it perfectly placed for family life and village amenities alike. Extending to approximately 1,667 sq ft (excluding games room and office), the home showcases a wealth of original features including exposed stonework, roof timbers and beams, all thoughtfully complemented by modern fixtures and finishes. The result is a warm yet stylish home that retains its heritage while meeting the expectations of modern living.

A notable additional feature of the property is the detached double garage, which has been converted into an excellent games room with glazed French doors, spotlighting and electric heating. An external staircase leads to a first-floor mezzanine, currently used as a gym, with Velux windows and full power and lighting — offering flexible space for modern working or hobbies.

The ground floor is arranged around an impressive central dining hall, creating a natural hub of the home. A striking feature staircase with under stair storage and half-landing/mezzanine sitting area rises to the first floor, while glazed patio doors frame beautiful open countryside views and provide access to the garden. To one side, the spacious lounge enjoys dual-aspect windows and is centred around a contemporary wood-burning stove set on a stone hearth with oak beam surround, creating an inviting space for relaxation.

The kitchen is both practical and visually impressive, fitted with sleek gloss wall and base units topped with white Quartz work surfaces and enhanced by under- and over-unit LED lighting. A large central island provides additional storage and seating, ideal for casual dining. Integrated Neff appliances include twin ovens (with hideaway door and combi function), a warming drawer, induction hob with ceiling-mounted extractor, full-height fridge and freezer, wine fridge and dishwasher. A tiled floor, modern radiator and recessed spotlighting complete this stylish and functional space. A separate utility room, off the dining hall, provides further storage, laundry facilities and external access, while a ground floor cloakroom adds everyday convenience.

To the first floor, a light-filled and characterful landing with exposed beams, pitched ceiling and Velux windows sets a dramatic tone. The principal bedroom is a generous and elegant suite, featuring exposed beams, multiple windows and a modern en-suite shower room with walk-in wet area and mains shower. A private staircase from the bedroom leads to a dedicated dressing room, fitted with hanging and shelving and illuminated by a Velux window. Two further bedrooms also feature exposed beams and enjoy a combination of Velux and traditional windows, while the family bathroom is fitted with a contemporary white suite including a freestanding roll-top bath, tiled flooring, wash basin and Wc.

Externally, the property is approached via an automated electric gate, opening onto a private driveway providing parking for three to four vehicles. A generous Indian stone patio sweeps around the side and rear of the property, ideal for outdoor entertaining, while to the front a south-west facing lawned garden with stone boundary wall and paved seating area enjoys uninterrupted countryside views and excellent sunlight throughout the day.

This exceptional home offers character, space and versatility in a superb rural setting, and early viewing is strongly recommended to appreciate the quality, setting and lifestyle on offer.

Services

LPG central heating system powered by a Worcester combination boiler installed in 2019. Shared septic tank, mains water, mains electricity.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

E (53).

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 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm

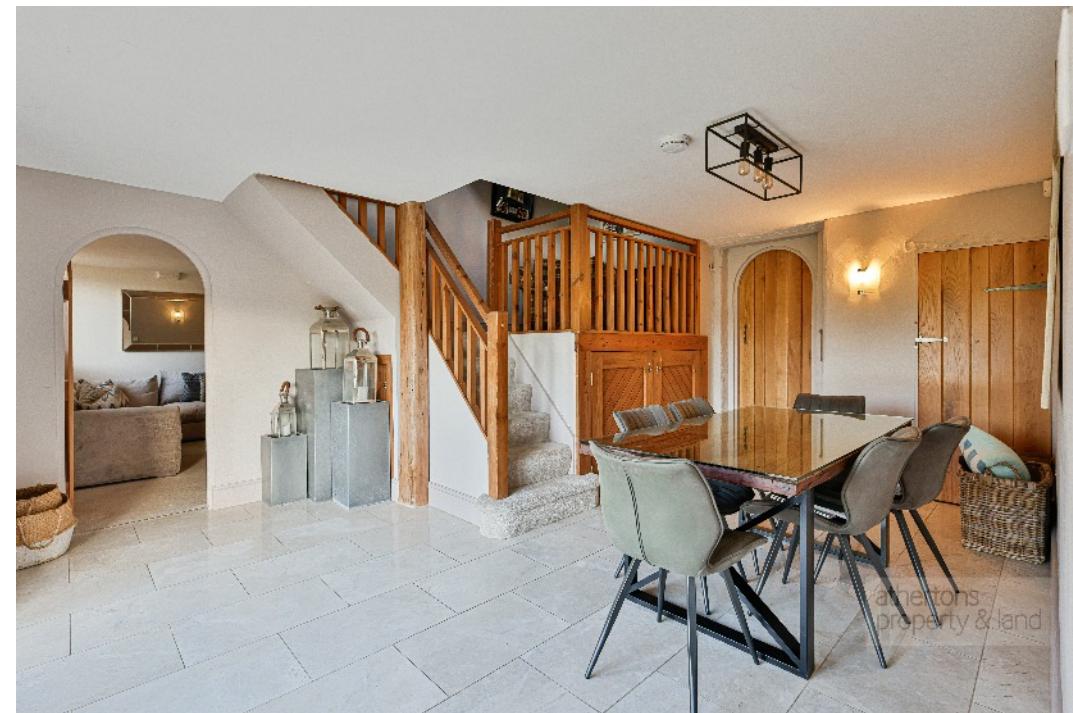
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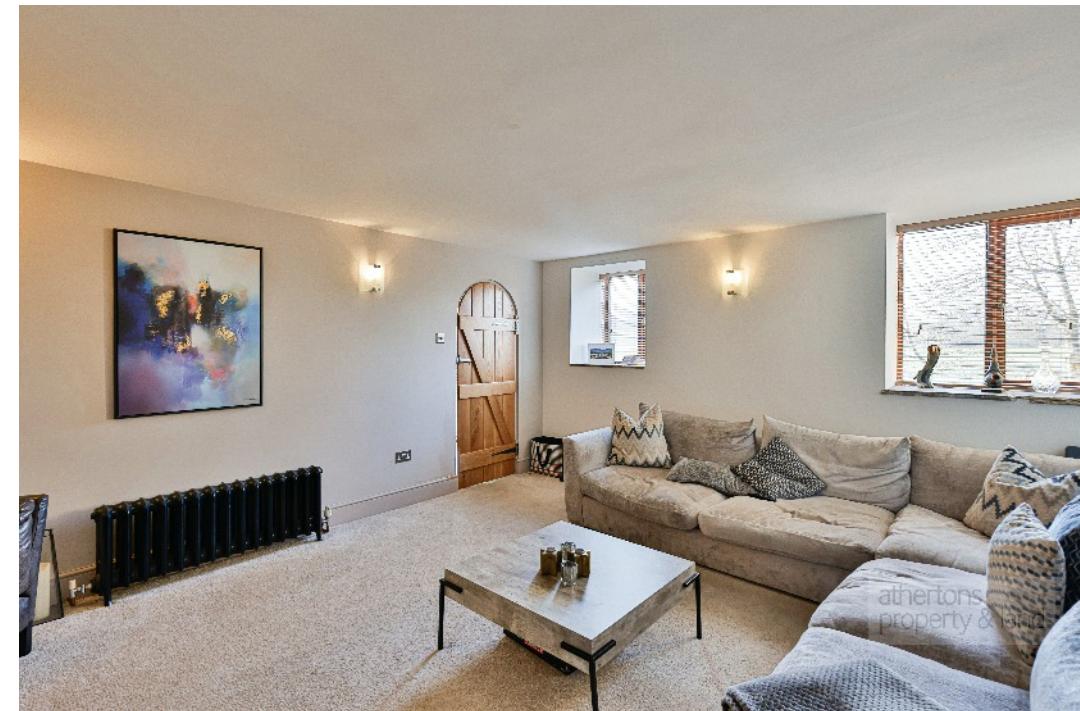
Money Laundering Regulations

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) .





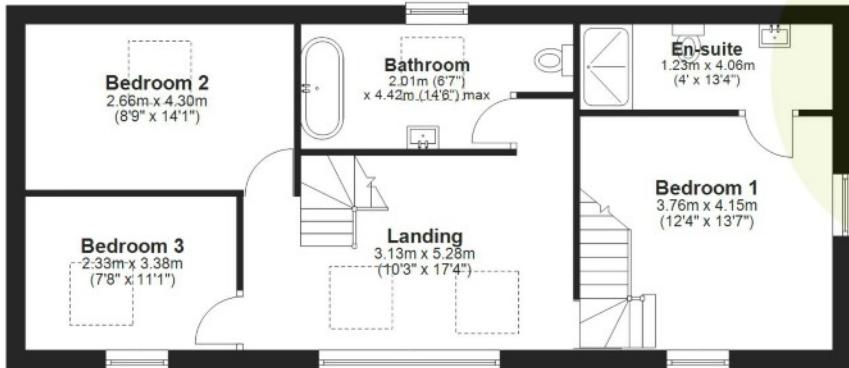
Ground Floor

Main area: approx. 76.5 sq. metres (823.3 sq. feet)
Plus outbuildings, approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Main area: approx. 66.6 sq. metres (717.2 sq. feet)
Plus outbuildings, approx. 17.4 sq. metres (187.7 sq. feet)



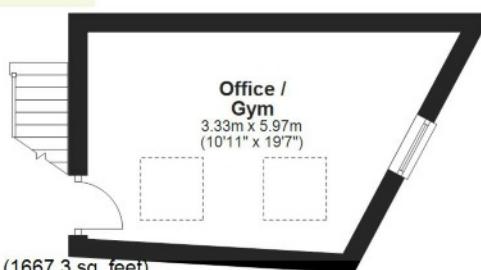
Main area: Approx. 154.9 sq. metres (1667.3 sq. feet)

Plus outbuildings, approx. 51.9 sq. metres (558.8 sq. feet)



Second Floor

Approx. 11.8 sq. metres (126.9 sq. feet)



Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.

Plan produced using PlanUp.





