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An outstanding five-bedroom detached family residence, occupying a generous corner plot within one of Whalley's most desirable residential areas. Extending to approximately 2,374 sq ft (excluding annexe) and finished to an exceptional standard, the property has been comprehensively reconfigured, extended, and refurbished to offer spacious, light-filled accommodation with high-quality fixtures and versatile living spaces, creating a beautiful family home.

Features include multiple aluminium bi-folding doors, additional bay windows, two driveways providing parking for several vehicles, and a detached one-bedroom cabin/annexe constructed in 2021. Enjoying open aspects across neighbouring fields and landscaped wraparound gardens, Barley Close perfectly blends contemporary living with a peaceful village setting.

A glazed entrance porch with exposed brick detailing opens into an L-shaped hallway with U-shaped stairs to the first floor, an under-stairs storage cupboard, and a two-piece WC. The living room, converted from the original garage, offers a generous reception space with twin bay windows, a granite and stone fireplace housing a gas log-effect stove, and aluminium bi-fold doors opening onto the garden. A separate study provides an ideal home office or children's playroom, enjoying a pleasant front aspect.

The property's centrepiece is the open-plan kitchen, dining, and family area, designed for modern family life and entertaining. This bright, open space features exposed stone detailing, two sets of aluminium bi-folding doors to the garden, partial underfloor heating, marble-effect worktops, and a large breakfast bar. Quality fittings include a Rangemaster cooker with gas hob and extractor, Quooker tap, dual Belfast sinks, integrated wine fridge, and provision for an American-style fridge-freezer. A practical utility room with fitted units, sink, integrated fridge/freezer, and plumbing for laundry appliances adjoins the space, while a useful store/workshop with French doors to the rear garden and a Velux window offers further flexibility.

To the first floor, the principal bedroom suite enjoys a large bay window with a Juliette wrought-iron balcony offering open countryside views, ample space for wardrobe furniture, and a contemporary three-piece en-suite with walk-in shower and tiled elevations. A second double bedroom also features a private en-suite, while three further bedrooms, two with fitted wardrobes, are served by a modern four-piece family bathroom with a panelled bath and shower over, tiled elevations, walk-in shower cubicle, and alcove shelving.

Externally, the property benefits from two tarmacadam driveway areas, providing extensive off-road parking and open access to the rear. The landscaped gardens wrap around the property, featuring split-level lawns, paved patios, and a stone pond with water feature. Fenced borders over adjoining fields offer excellent privacy, while the west-facing aspect ensures sunshine throughout the afternoon and evening.

Positioned within the garden, the one-bedroom cabin/annexe offers an exceptional self-contained space comprising a breakfast kitchen with integrated appliances, an open-plan living and bedroom area, and an en-suite shower room with storage. Fully double-glazed, with electric heating and composite decking, it provides ideal accommodation for guests, independent family members, or home business use.

Situated within easy walking distance of Whalley's vibrant high street, Barley Close offers the perfect balance of contemporary family living, flexible work-from-home options, and the rural charm for which the Ribble Valley is renowned. Whalley is one of the area's most desirable and historic villages, celebrated for its café culture, boutique shops, and excellent schools including Stonyhurst College, Oakhill, and Moorlands. With open countryside and the Forest of Bowland nearby, yet excellent transport links to Clitheroe, Blackburn, and Manchester, Barley Close perfectly balances refined family living with rural tranquillity at the heart of the Ribble Valley.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

B (85).

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

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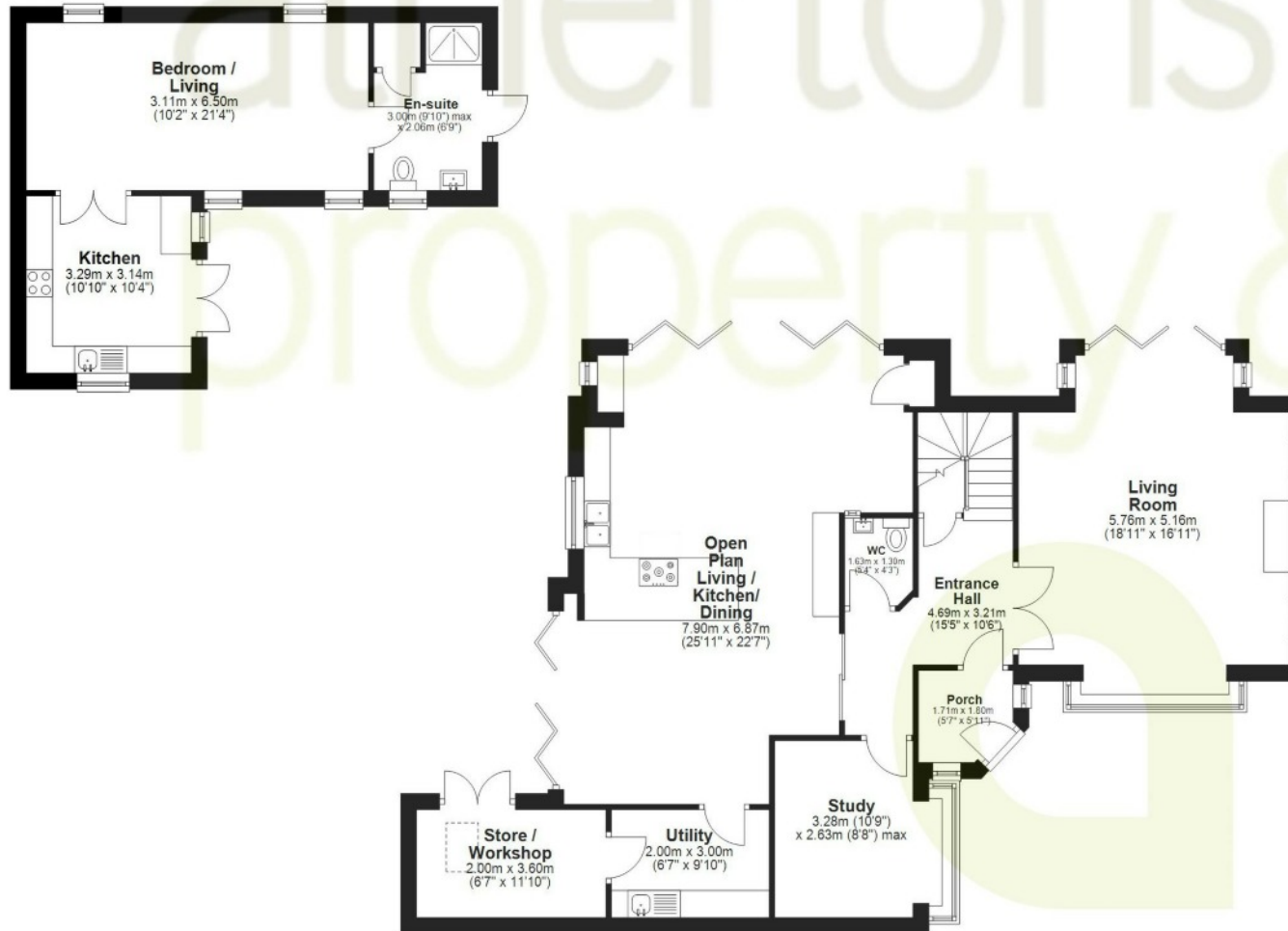






Ground Floor

Main area: approx. 119.9 sq. metres (1290.6 sq. feet)
Plus outbuildings: approx. 30.9 sq. metres (332.2 sq. feet)



First Floor

Approx. 100.7 sq. metres (1083.6 sq. feet)



Main area: Approx. 220.6 sq. metres (2374.2 sq. feet)
Plus outbuildings: approx. 30.9 sq. metres (332.2 sq. feet)



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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810
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