





Built in 2022 on possibly the most sought after estate in the Ribble Valley is this impeccable, spacious detached property finished to the highest of standards on this south-facing plot with open views towards Whalley Nab. The attention to detail in this special property is unparalleled from gate posts matching the masonry on the chimney and mechanical heat recovery and ventilation to superior insulation and triple glazed, gas filled aluminium windows boasting solar powered internal fitted blinds creating an almost 'Passivehaus' build specification.

Internally the property provides flexible living space with bedrooms and bathrooms on both floors and is flooded with natural light from large surrounding feature windows and doors as well as broken wall alcoves housing feature integral artwork creating a truly special, bespoke build. Porcelain tiles sweep through the ground floor and extend onto the patio seamlessly fabricating a sense of indoor / outdoor space. Externally the property is situated on a South-West facing plot with high hedgerows surrounding producing a completely private plot with off-road gated parking and detached, high build specification double garage. Rarely does a property of this calibre come to market and early viewing is highly recommended to appreciate what this beautiful home has to offer.

The property welcomes you with a feature, aluminium door into a spacious entrance hall with LED lit staircase to first floor and under stair storage, feature LED backed artwork, cloaks cupboard, access into the two ground floor bedrooms, family bathroom and open plan kitchen / living area. Bedroom two and three are comfortable double rooms with carpeted floor coverings and gun metal black fitted wardrobes with sliding doors. The family bathroom would not look out of place in any show room with hand cut wall tiles, free standing bath with waterfall tap, wall mounted dual flush Wc, wash basin with below vanity unit, tiled floor, heated towel rail and corner shower with rainfall and jet shower heads.

To the rear of the property is the expansive open plan kitchen / living area boasting a large range of base and eye level units, central island / breakfast bar with Quartz worktops, inset dual bowl sink, electric double oven and combi grill/microwave, integrated fridge/freezer, AEG induction hob and extractor, wireless counter top phone charger, pantry cupboard and external single door to the side. The lounge area is immersed in natural light from the wide bi-folding doors onto the rear patio, ample space for living furniture and bespoke media wall housing the electric fire but concealing a class one chimney for potential log burning stove.

The first floor hosts an impressive, open plan, full length bedroom suite but could be reconfigured to create a fourth bedroom in the current lounge area with dual windows taking the most of the impressive view of Whalley Nab. This vaulted, airy space flows beautifully with a curved wall into bedroom one with feature triangle window overlooking the iconic Whalley viaduct, eaves storage and skylights throughout. Open access welcomes you into the dressing area with doorway into the 3pc en-suite enjoying corner rainfall shower, dual flush wc, wash basin and fitted towel storage all with velux window presenting Whalley Nab from a stunning viewpoint.

Externally the property continues to excel and boasts stunning sweeping gardens, gated off-road parking and high hedgerows enclosing the plot. To the front is an remote controlled electric vehicle gate and smaller access gate leading onto a tarmac driveway with enough parking for multiple cars, sleeper framed composite seating area with views towards Whalley nab and detached double garage. The garage boasts electric, remote controlled roller doors, triple glazed window, water, drains and electricity all available to the building. Laid to lawn sweeping gardens take you to the extremely private rear garden with large porcelain tiled patio area, brick built bbq area with timber canopy, horizontal composite panel fencing, outdoor tap and side access to the front of the property.

### Services

All mains services are connected. Zehnder mechanical heat recovery and ventilation. Triple glazed, gas filled aluminium windows.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band E.

### Energy Rating (EPC)

B (84)

### 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 Money 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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



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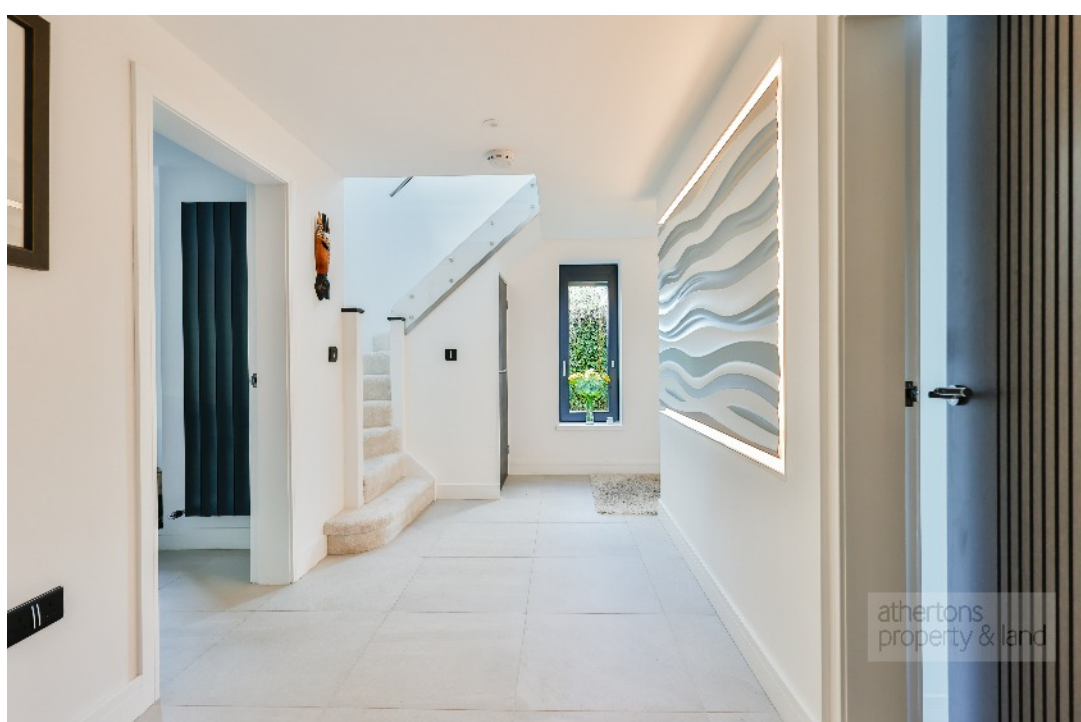






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## Ground Floor

Approx. 85.4 sq. metres (919.2 sq. feet)



## First Floor

Approx. 69.8 sq. metres (751.4 sq. feet)

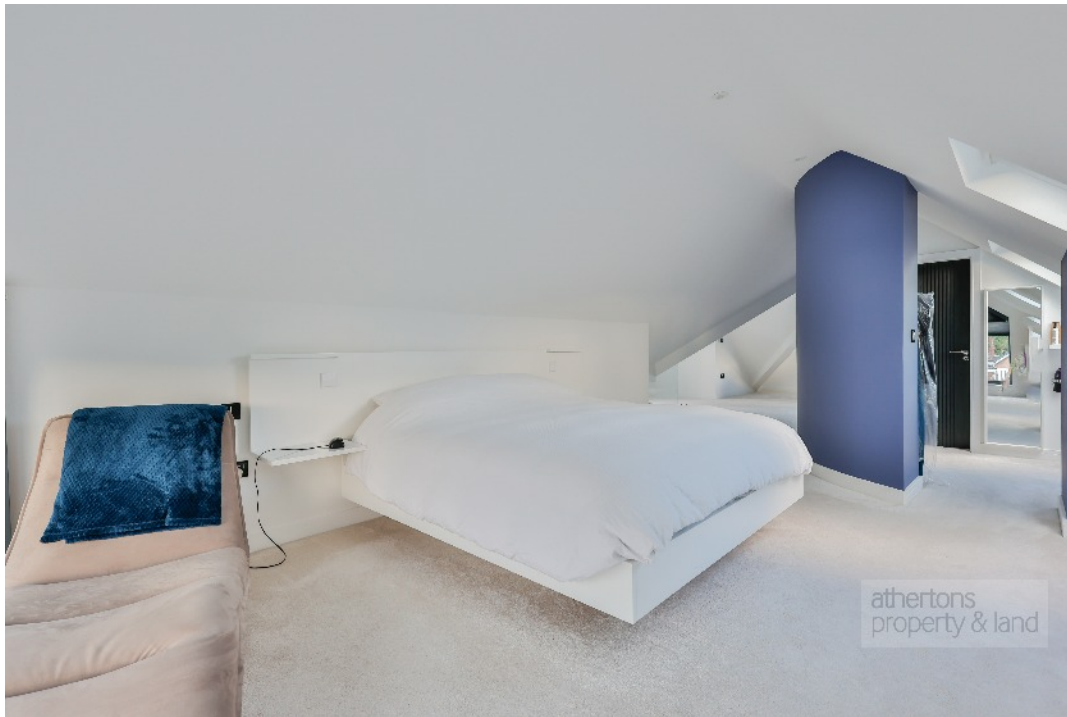


Total area: approx. 155.2 sq. metres (1670.6 sq. feet)







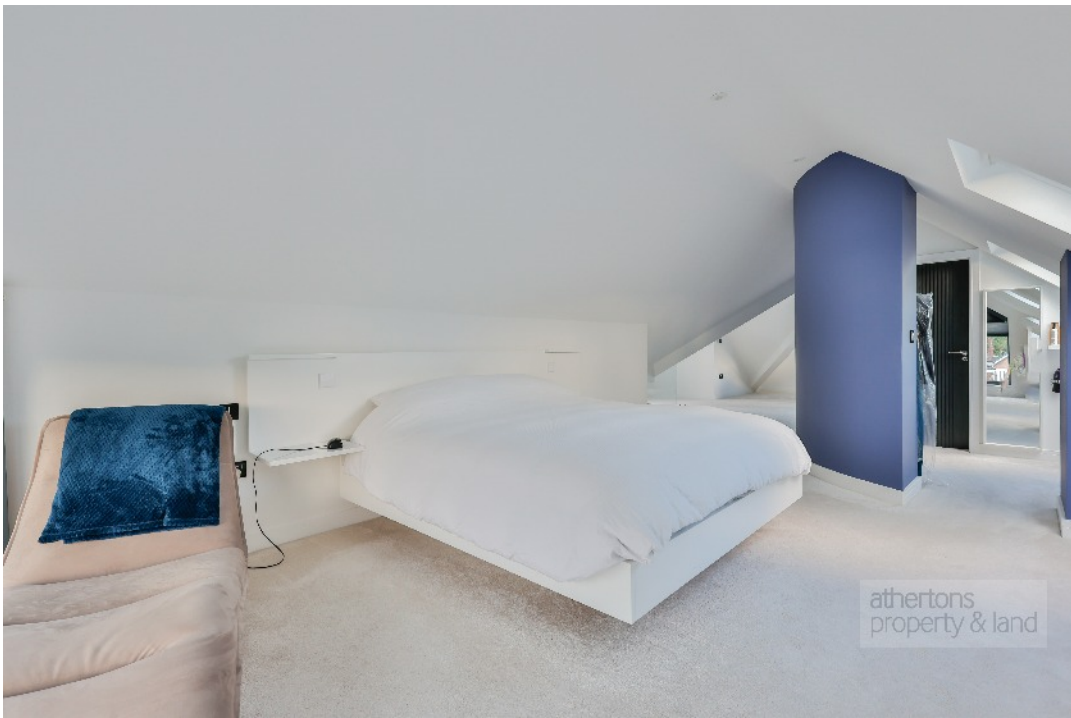






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Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry 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.

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