



Built to an individual and highly bespoke specification by its current owners, Willow Lodge is a truly unique detached residence occupying one of the most elevated and commanding positions within the prestigious Brockhall Village development. Standing entirely alone with no comparable property on the estate, this exceptional four-bedroom home enjoys uninterrupted, far-reaching views across the River Ribble and surrounding countryside, extending towards Stonyhurst, Longridge Fell, Dunsop Bridge and beyond. Homes of such individuality, outlook, and architectural presence in this setting are rarely available.

Arranged over three floors and thoughtfully designed to maximise light, views, and ease of living, the property is particularly well suited to a downsizing couple or discerning purchaser seeking low-maintenance outdoor space without compromising on luxury, privacy, or entertaining potential. A standout feature is the expansive raised rear balcony, recently enhanced with wrought-iron balustrading and a sunken hot tub, forming an exceptional outdoor living and entertaining area that fully capitalises on the spectacular panoramic outlook.

The property is approached via a large gravelled driveway providing ample off-road parking and leading to an expansive attached double garage, fitted with an electric up-and-over door, power, lighting, double-glazed windows, first-floor eaves storage, and housing the boiler and hot water cylinder. Wrought-iron railings and gravelled pathways guide you to the front entrance, while to the side of the home a private, high-walled paved courtyard—accessed directly from the kitchen—offers a sheltered and secluded barbecue or morning seating area.

Internally, the home opens into a striking vaulted entrance hall, immediately setting the tone for the architectural quality found throughout. Tall glazed windows and a skylight flood the space with natural light, while a staircase rises to the upper floors. A stylish two-piece WC with tiled elevations and cloaks storage is discreetly positioned off the hall.

The principal and most striking living space is formed by the open-plan kitchen, living, and dining area, an outstanding space designed for both everyday living and entertaining. Full-width sliding glazed doors open directly onto the rear balcony, seamlessly connecting the interior with the breathtaking external outlook. The living area features an exposed brick wall and a log-burning stove, adding warmth and character, while the dining area is perfectly positioned beneath statement pendant lighting. The kitchen is comprehensively appointed with an extensive range of base and eye-level units, resin worktops, a breakfast bar, tiled splashbacks, and a suite of Neff appliances including a double oven, induction hob with extractor, integrated fridge/freezer, dual wine fridges, and a dual-bowl inset sink. Underfloor heating runs throughout the ground floor, enhancing comfort and efficiency.

The first floor offers an open landing with built-in storage and a secondary staircase rising to the second floor. Three generous double bedrooms are arranged on this level, all benefiting from breathtaking rear-facing views. The principal bedroom is particularly impressive, featuring French doors opening onto a Juliette balcony that showcases some of the finest vistas Brockhall Village has to offer, together with a contemporary three-piece en-suite shower room with tiled elevations, vanity wash basin, WC, and a mains-fed shower enclosure. The remaining bedrooms are served by the family bathroom, fitted with a panelled bath, half-tiled walls, wall-mounted wash basin, and WC.

The second floor provides an exceptional guest suite or alternative principal bedroom, offering a vaulted double bedroom with skylights, a separate walk-in wardrobe, and its own en-suite shower room finished to the same high standard as the rest of the home, creating a private and flexible living space.

Externally, the rear balcony remains the true showpiece of Willow Lodge. Elevated above the surrounding landscape, it offers generous space for outdoor dining and lounge furniture, a sunken hot tub, and uninterrupted views across the Ribble Valley beyond. Willow Lodge is a genuine one-off within Brockhall Village, combining bespoke design, minimal maintenance, breathtaking views, and a prime elevated position - representing a rare opportunity to acquire a beautiful, individually built home in what is arguably the finest location on the estate.

## Services

All mains services are connected. Under-floor heating throughout the ground floor.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band F.

## Energy Rating (EPC)

B (81).

## 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 (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.



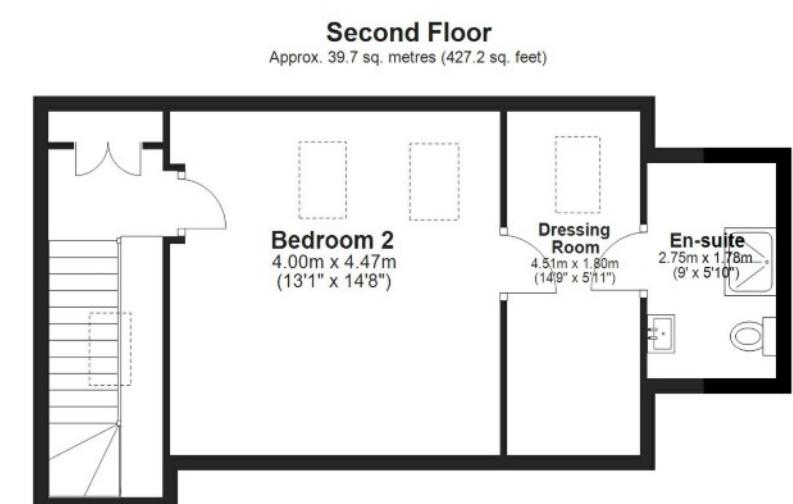
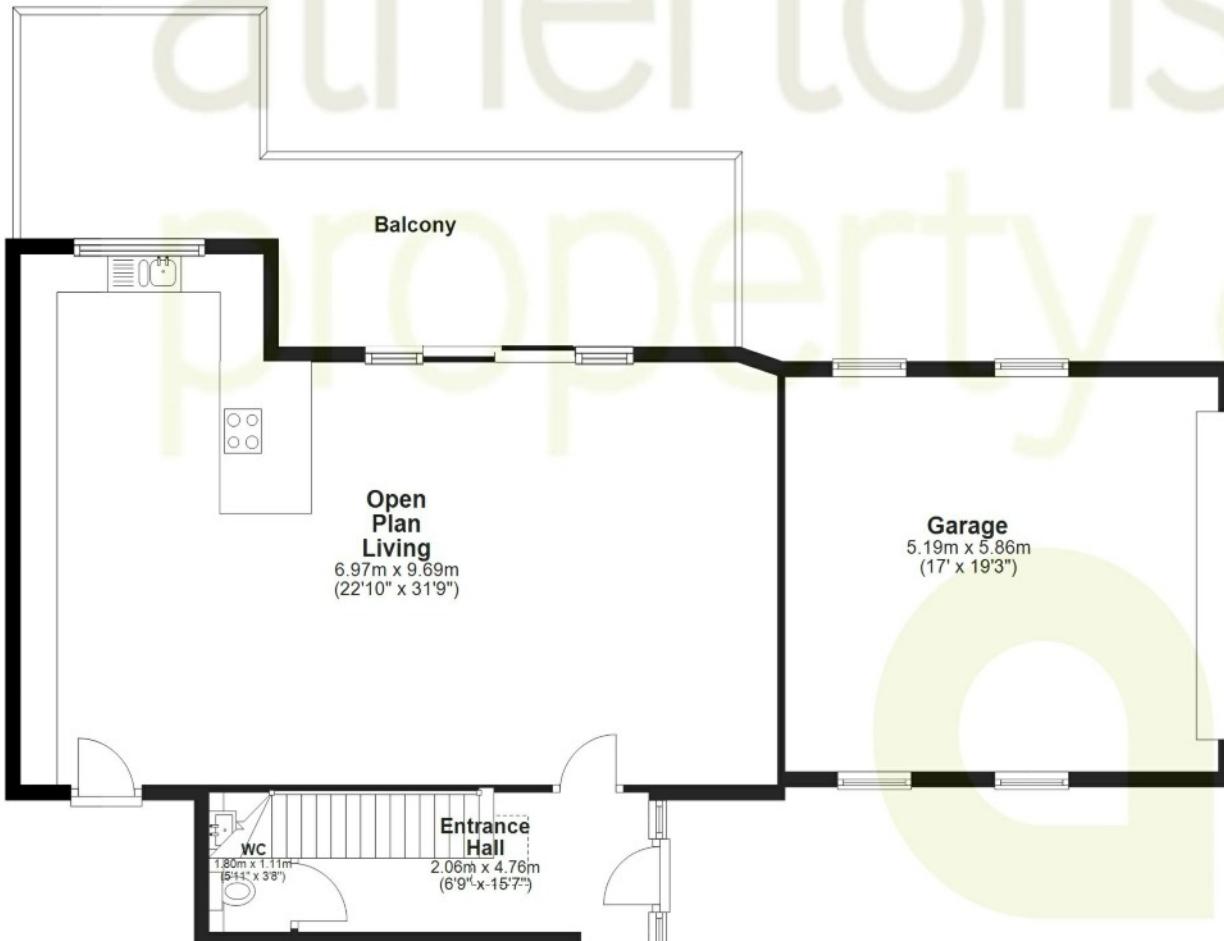
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Main area: Approx. 203.1 sq. metres (2186.5 sq. feet)

Plus garages, approx. 30.4 sq. metres (327.2 sq. feet)

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

Plan produced using PlanUp.

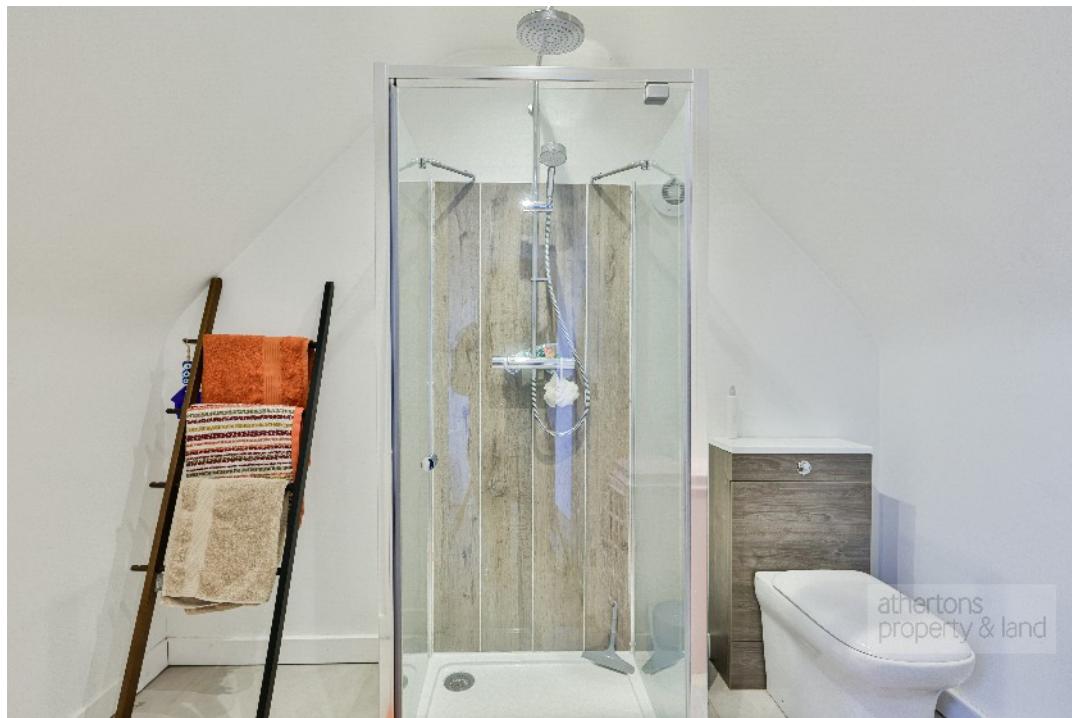


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# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Helen Jones  
Senior Sales Negotiator



Julie Jackson  
Senior Sales Negotiator



Russell Anderton  
Senior Valuer



Mollie Bentley  
Media Manager



Tom Brown  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
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Assistant - Lettings Cloud



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