



An elegant and beautifully refurbished Victorian semi-detached residence, built in 1891, set within a highly sought-after Ribble Valley village. This remarkable property seamlessly blends period charm with modern living, offering a rare opportunity to acquire a distinguished home of exceptional character. Occupying a generous plot with meticulously maintained front and rear gardens, this substantial six-bedroom residence stretching over 3125 sq ft and enjoying stunning views across Wilpshire Golf Course. Immaculately refurbished over decades of ownership, it retains its original charm while incorporating contemporary comforts. Internally, the home boasts high ceilings, original fireplaces, cast-iron radiators, original tiled flooring, intricate ceiling coving, modern tiled bathrooms, newly installed UPVC double-glazed period windows and doors, open-plan living, a vast kitchen extension, and more.

Briar Bank is a delightful family home, rich in history and character, and has been meticulously maintained by its current owners. Significant improvements and extensions have been thoughtfully undertaken to create an enviable living space. Set back from the road in an elevated and private position, the property is approached via a recently laid tarmac driveway lined with EV charging point, mature trees and shrubs. A sweeping driveway leads to the rear entrance, landscaped gardens, and ample parking.

Upon entering, the original timber door opens into a charming entrance vestibule, which leads into a stylish and welcoming entrance hall. This space is adorned with a beautifully preserved Victorian mosaic tiled floor, an original Rococo cast-iron radiator, and an elegant staircase ascending to the first floor. Off the hallway, a grand formal dining room features a striking decorative fireplace, while a spacious sitting room at the front of the property offers an elegant yet cosy setting. This room is enhanced by ornate cornice detailing, a large bay window with sliding sash panes, and a stunning open fireplace. Adjacent to the sitting room is a well-appointed study, complete with a tiled Art Deco fireplace and surrounding Victorian picture rails.

An inner hallway leads to the spectacular open-plan snug, dining, and kitchen area—thoughtfully designed for both everyday family life and entertaining. The snug is centred around a York stone fireplace, featuring a large cream Franco Belge multi-fuel stove that radiates warmth throughout the space. Adjacent to the snug, an under-stair pantry cupboard provides additional storage. A wide opening leads into the heart of the home—the expansive kitchen and dining area. Constructed in 2014, this breathtaking space boasts bi-folding doors that open onto the rear patio, skylights that flood the room with natural light, and an extensive range of base and eye-level units with luxurious granite worktops. High-end integrated Neff appliances include an induction hob, a ceiling-mounted extractor fan, a single fan oven, combination microwave, a plate-warming drawer, and a dishwasher. Additional features include a full-length integrated AEG fridge and freezer, a dual-bowl sink with a drainer, instant hot water tap and a sleek quartz breakfast bar. The kitchen also provides access to a utility room, offering practical storage solutions, external access, plumbing for a washer and dryer, boiler cupboard housing the recently installed a+ combination boiler and a convenient two-piece WC.

The first floor is accessed via a spacious L-shaped landing, which features a staircase leading to the second floor and offers picturesque views over the rear garden and Wilpshire Golf Course. Off the landing, four generously sized double bedrooms are arranged with bedroom one benefitting from fitted wardrobes. Bedrooms one and two further benefit from stylish three-piece en-suite shower rooms, complete with tiled walls and floors, heated towel rails and high-quality Duravit suites. There is under floor heating in the en-suite off bedroom one as well as the family bathroom. The luxurious four-piece family bathroom is exquisitely designed, featuring a freestanding roll-top bath, a walk-in double shower with a sleek glass screen, a wall-mounted WC, and a vanity wash basin. Elegant tiled walls and flooring complete this spa-like retreat, ensuring a level of sophistication akin to a high-end showroom.

The second floor offers a further two spacious double bedrooms, with an open landing area ideal for a study space or library. Additionally, there is potential for further conversion of the attic space, currently utilized for storage, should additional accommodation be required.

Externally, the property features breathtaking landscaped gardens, meticulously designed to provide multiple areas for relaxation and enjoyment. The front garden is predominantly laid to lawn, complemented by well-established flower beds, external sockets and mature tree-lined borders. A long tarmac driveway extends through a gated side entrance into the expansive rear garden, where a large paved patio offers ample space for outdoor seating. A beautifully manicured lawn, separated by a paved pathway, leads to the rear entrance of the property, which opens directly onto the first tee of Wilpshire Golf Course—ensuring you never miss a tee time. The garden also boasts raised flower beds, high-walled borders, and a paved area at the rear, currently housing a large composite storage shed.

Wilpshire is a picturesque village in the Ribble Valley, renowned for its excellent primary and secondary schools, including the prestigious Clitheroe Royal Grammar School catchment area. The village offers a selection of local amenities, convenient public transport links, and the nearby Wilpshire Ramsgreave train station, ensuring excellent connectivity. With easy access to major motorway networks, including the M6 and M65, the property is ideally located for travel to Blackburn, Clitheroe, Manchester and Preston.

Services

All mains services are connected. Ultra-fast high speed Internet installed up to 900mbs.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

TBC.

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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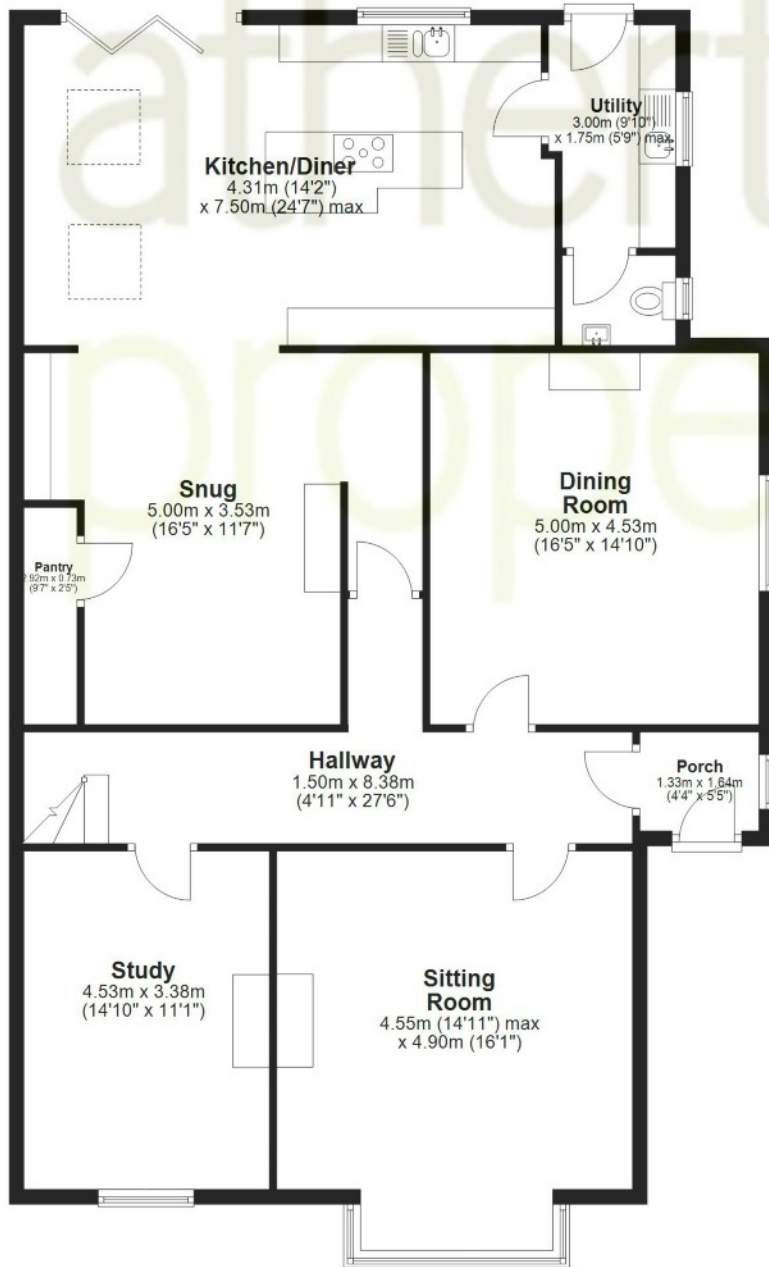


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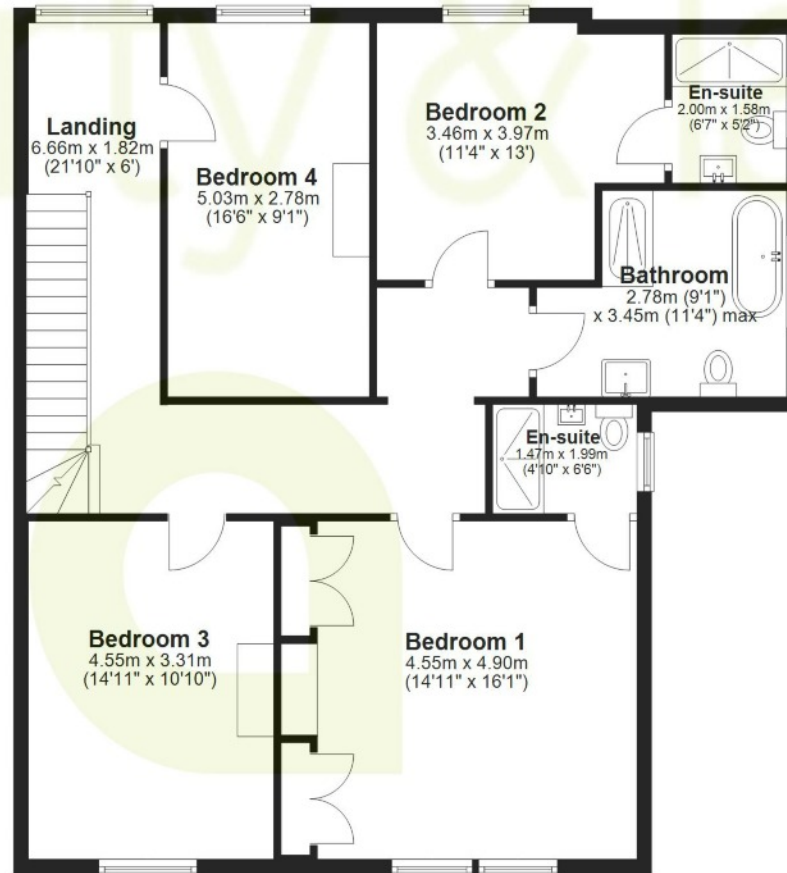
Ground Floor

Approx. 146.5 sq. metres (1577.1 sq. feet)



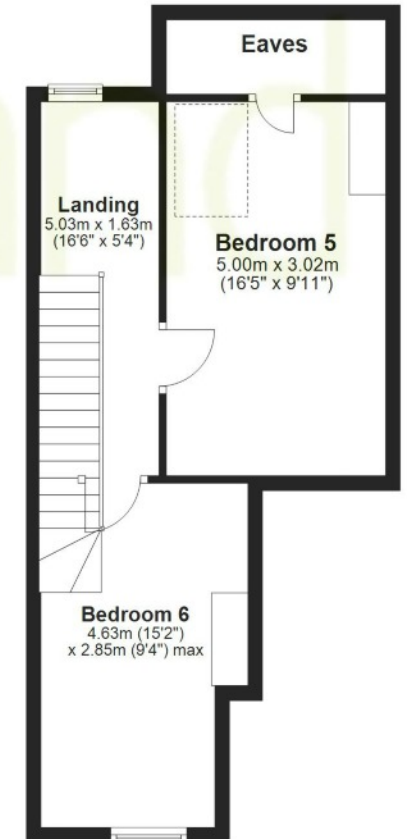
First Floor

Approx. 104.2 sq. metres (1121.8 sq. feet)



Second Floor

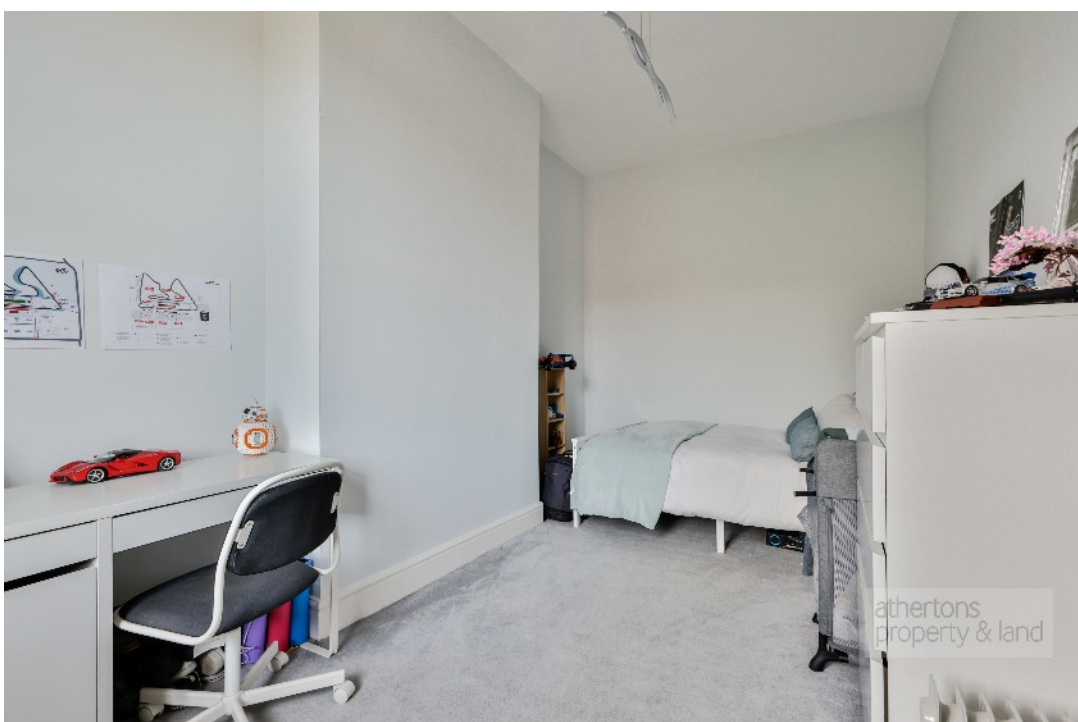
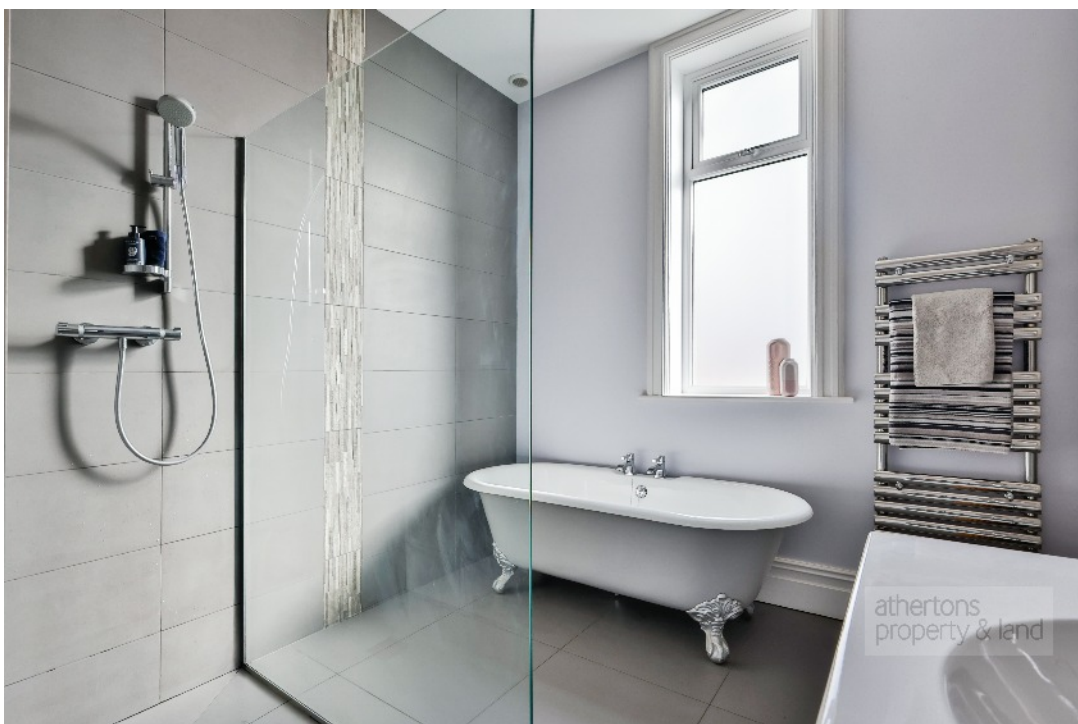
Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 291.5 sq. metres (3137.7 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

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