



athertons  
property & land tel. 01254 828810

[www.athertons-uk.com](http://www.athertons-uk.com)

Whalley Old Road, York Village, Ribble Valley BB7  
£450,000



An immaculately presented four-bedroom stone-built cottage, occupying a superb elevated position within the highly sought-after Ribble Valley village of Langho. Enjoying breathtaking, far-reaching views to the rear across the Ribble Valley, including the River Ribble, Stonyhurst College and Longridge Fell, this deceptively spacious home combines period charm with thoughtfully extended, modern family living.

Set in a raised position and benefiting from both side and rear extensions, the property offers generous and versatile accommodation while retaining a wealth of original character, including exposed stone feature walls throughout. Off-road parking and a garage further enhance the practicality of this exceptional home, which is ideally located for convenient access to both Clitheroe and Blackburn.

Internally, the accommodation flows beautifully. An entrance porch with open cloaks storage and glazed internal oak doors leads through to a generous through lounge and dining room. This impressive space is rich in character, featuring exposed stone walls and a limestone fireplace with gas log-burning effect stove. An open archway connects seamlessly to the dining area, making it perfectly suited to both everyday living and entertaining.

The contemporary fitted kitchen has been finished to a high standard, with high-gloss cabinetry and granite worktops providing ample storage and preparation space. Integrated Neff appliances include double ovens and an induction hob with extractor, while tiled flooring adds durability and practicality. From here, stunning rear-facing aspects take full advantage of the elevated position, with views stretching towards Longridge Fell and Stonyhurst. The kitchen opens directly into a bright and airy garden room, flooded with natural light from full-height glazing and benefiting from underfloor heating, creating an ideal additional sitting or dining space with a seamless connection to the garden.

A separate utility room, fitted with timber base units, stainless steel sink and plumbing for a washing machine and dryer, along with a ground-floor two-piece WC, completes the ground floor accommodation.

To the first floor, a central landing provides access to four generously proportioned bedrooms and the family bathroom. The principal bedroom features exposed stone detailing and fitted storage, while the second bedroom enjoys French doors opening onto truly spectacular views across the Ribble Valley. Bedrooms three and four are both well-sized and include fitted wardrobes, making them ideal for family use or home working.

The family bathroom is well appointed with a four-piece suite comprising a jacuzzi-style bath and separate multi-jet shower enclosure, complemented by tiled flooring and partially tiled walls. From the landing, access is also provided to a converted loft room, offering valuable additional space suitable for hobbies, occasional use, or storage.

Externally, the property continues to impress. To the rear, a fully enclosed garden is laid mainly to lawn with established bedding areas and a paved patio, perfectly positioned to enjoy the outstanding open views across the valley. To the front, a private driveway provides off-road parking and leads to an attached garage, which houses the combination boiler and benefits from an electric remote-controlled door.

Combining elevated views, period charm, generous living space and a prime village location, this exceptional stone cottage represents a rare opportunity to acquire a characterful yet practical family home in one of the Ribble Valley's most desirable settings. Early viewing is highly recommended to fully appreciate the quality, space and remarkable outlook on offer.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC

## 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  
01200 428691

## 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.

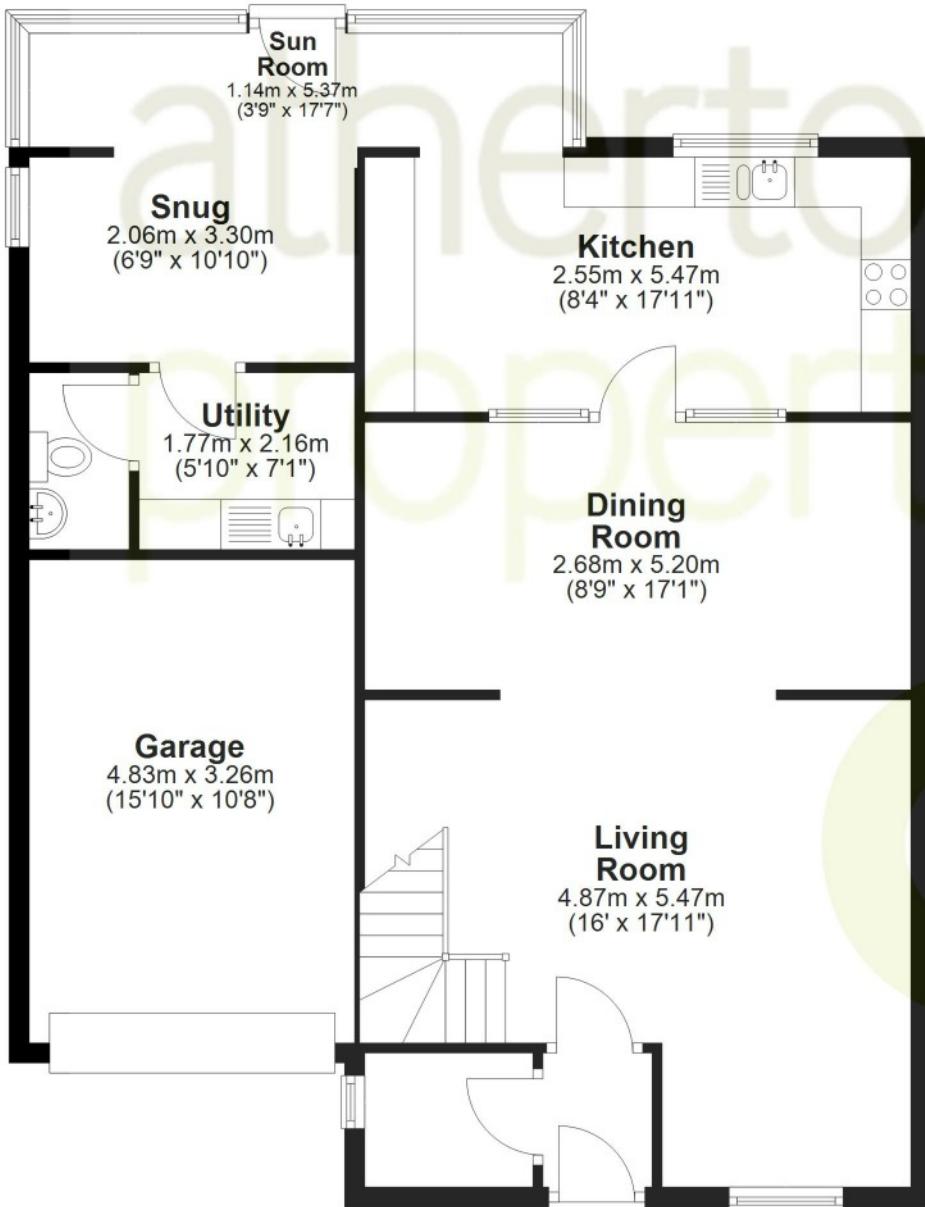
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





## Ground Floor

Approx. 92.1 sq. metres (991.5 sq. feet)



## First Floor

Approx. 79.2 sq. metres (852.8 sq. feet)



Total area: approx. 171.3 sq. metres (1844.3 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.

