



Set within a peaceful cul-de-sac in the ever-popular village of Wilpshire, in the heart of the Ribble Valley, Bryers Croft is a surprisingly spacious three-bedroom semi-detached home that combines generous proportions, light-filled interiors, and far-reaching views. With its detached garage, well-maintained gardens, and versatile layout, this property offers the perfect balance of practicality and family living.

Approached via a long driveway, the home sits behind a neat lawned front garden, with ample parking leading to a detached garage complete with power and up-and-over door. To the rear, the garden is designed with both relaxation and family enjoyment in mind, featuring a large patio for outdoor dining, a lawned area bordered by fencing and walls, and plenty of space for children's play.

Inside, a small porch opens into a welcoming entrance hall with staircase rising to the first floor. The ground floor bathroom is fitted with a large tiled bath and handheld shower attachment, a modern vanity wash basin, and a separate WC.

To the front, the spacious lounge enjoys wide windows that flood the room with natural light, complemented by a stone hearth fireplace with oak mantle and log-burning stove – a cosy focal point for family life. Adjoining is the dining room, a sociable setting which makes a fantastic children's play area with French doors opening directly onto the rear garden.

The kitchen/diner has been thoughtfully designed, offering a range of base and eye-level units with hardwood worktops, dual stainless-steel inset sink, four-ring gas hob, double electric oven, integrated microwave, and dishwasher. With space for a fridge/freezer and a dining table, the room is further enhanced by dual-aspect windows and a useful under-stair pantry.

Upstairs, a light and airy landing benefits from a skylight and storage cupboard, leading to three well-proportioned double bedrooms. The principal bedroom includes two fitted wardrobes, while bedrooms two and three are equally versatile in use. A modern family shower room completes the first floor, fitted with a P-shaped shower, dual-flush WC, vanity wash basin, and fully tiled elevations.

Externally, the property continues to impress, offering both curb appeal and practical family space. The front garden is neatly landscaped, while the rear garden provides a perfect balance of patio, lawn, and open space – all enjoying wonderful views of the surrounding Ribble Valley countryside.

Wilpshire itself is a highly regarded residential area, offering a quiet yet convenient lifestyle. With excellent schools, nearby shops, and easy access to Clitheroe, Blackburn, and beyond, this well-presented home is ideal for families seeking space, comfort, and a strong community setting.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

D (63).

Council Tax

Band D.

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 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 (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.

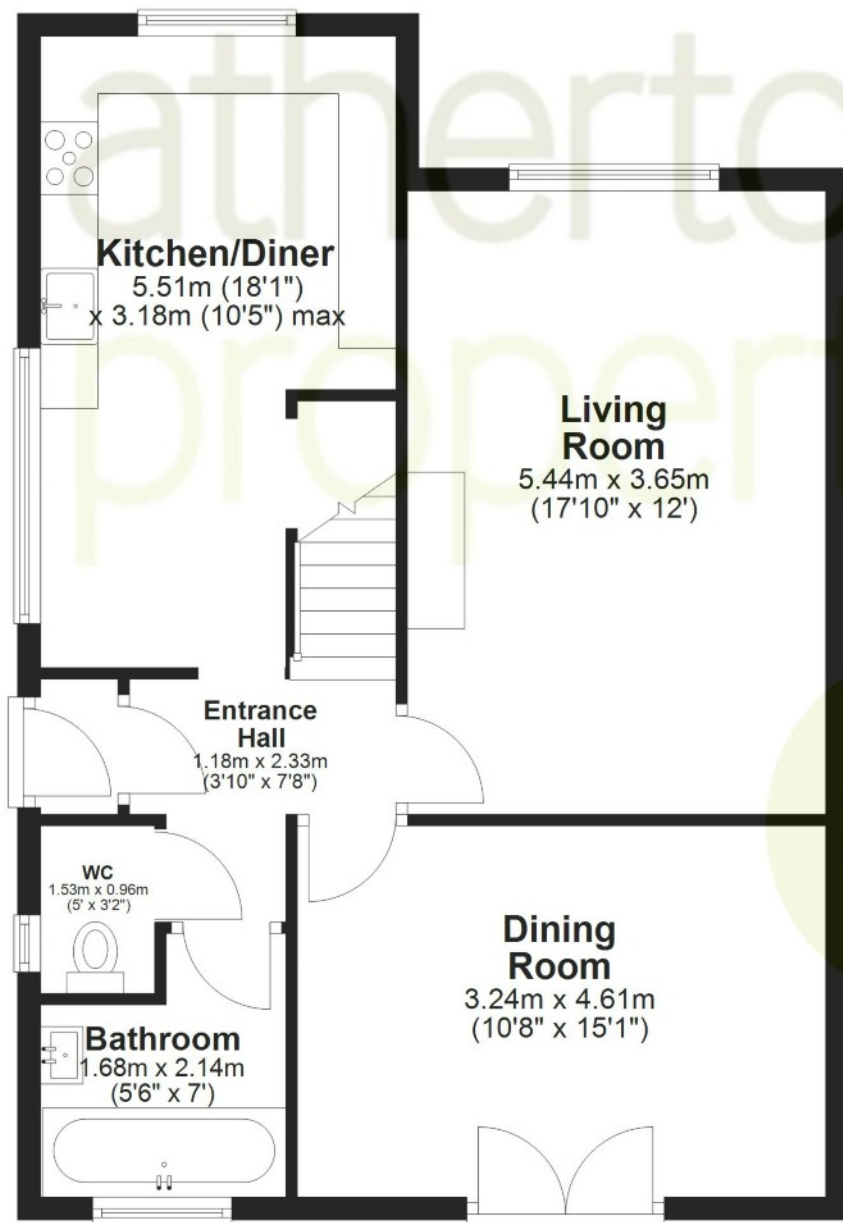
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





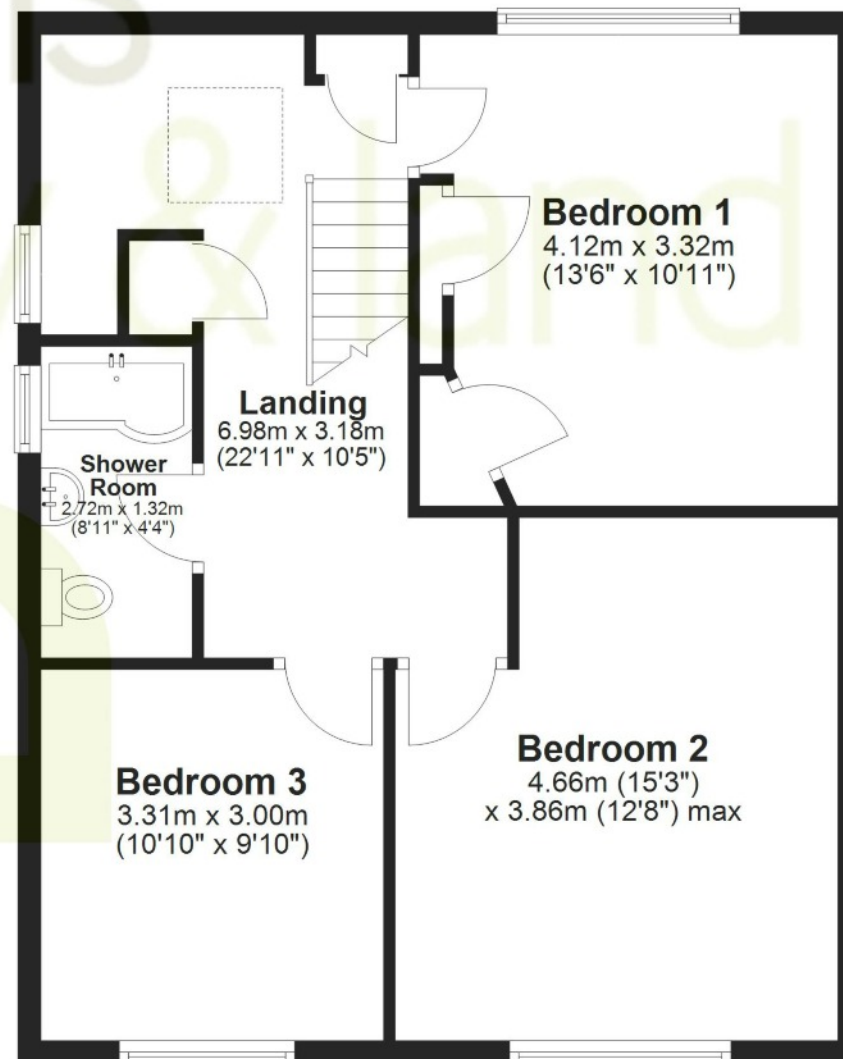
Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 132.5 sq. metres (1426.2 sq. feet)





