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Ludlow Road, Clitheroe, Ribble Valley BB7 2RJ  
£469,950





Situated in a truly outstanding position on this popular Clitheroe development, this exceptional four-bedroom detached home enjoys uninterrupted open views to the front across Pendleton Brook and towards the charming stone arched railway bridge. Rarely does a property combine such a peaceful, scenic setting - complete with the gentle soundtrack of the babbling brook - with the convenience and community feel of modern estate living. With countryside river walks quite literally on the doorstep and Clitheroe's amenities within easy reach, this is a home that perfectly balances tranquillity and practicality.

Beautifully presented throughout, the interior is light, airy and thoughtfully enhanced by the current owners. Upon entering, the welcoming entrance hall is finished with Amtico flooring and provides access to a two-piece WC, useful under-stair storage, and stairs rising to the first floor. The lounge is a particular highlight of the property. Finished with herringbone Amtico flooring, it features impressive floor-to-ceiling windows and a recently added external door, both designed to maximise the stunning outlook across the brook and open countryside beyond. A Vesta log-burning stove set upon a slate hearth creates a striking focal point while adding warmth and character, resulting in a beautifully balanced living space that feels both cosy and contemporary.

To the rear, the kitchen/dining room offers a stylish and sociable environment ideal for modern family life. Sleek base and eye-level units are complemented by stone-effect laminate worktops, with integrated appliances including a Bosch double oven, gas hob with extractor, fridge/freezer and dishwasher. A breakfast bar provides informal seating, while there is ample space for a dining table. French doors open directly onto the rear garden, allowing natural light to flood the space and creating seamless indoor-outdoor flow.

The utility room continues the practical layout, offering additional base units, plumbing for appliances, a stainless steel sink, the Baxi combination gas boiler, an external door to the side, and integral access into the garage. The garage itself benefits from a single up-and-over manual door, power and sockets, offering excellent storage or workshop potential.

To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom extends the full length of the house, creating a superb retreat complete with a dressing area and a stylish three-piece en-suite shower room with tiled finishes.

Bedroom two and bedroom three are both comfortable doubles, while bedroom four enjoys fantastic open views to the front and would make an ideal home office, nursery or single bedroom depending on requirements. The family bathroom is finished with tiled flooring and elevations and comprises a panelled bath, a large separate shower cubicle, vanity wash basin and dual-flush WC, presented in a clean and modern style consistent with the rest of the home.

Externally, the rear garden has been designed for ease of maintenance while retaining privacy and usability. A large composite decked terrace spans the rear of the property and is thoughtfully terraced with timber sleepers, creating distinct seating and entertaining areas. West-facing, the garden enjoys afternoon and evening sun, with stone-chipped bedded areas adding texture and definition. To the front, a double block-paved driveway provides ample off-road parking and is framed by laurel hedging and lawned borders. The open aspect is truly exceptional, with uninterrupted views across Pendleton Brook and open countryside, and immediate access to scenic dog walks and riverside paths.

Homes in such a quiet yet connected position are rarely available, particularly those presented to this standard and benefiting from such enviable outlooks. Early viewing is highly advised to fully appreciate the setting, lifestyle and quality this outstanding Ludlow Road home has to offer.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold. Estate charge yet to be confirmed by the developer.

## Energy Performance Rating

B (84).

## 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 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 (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).





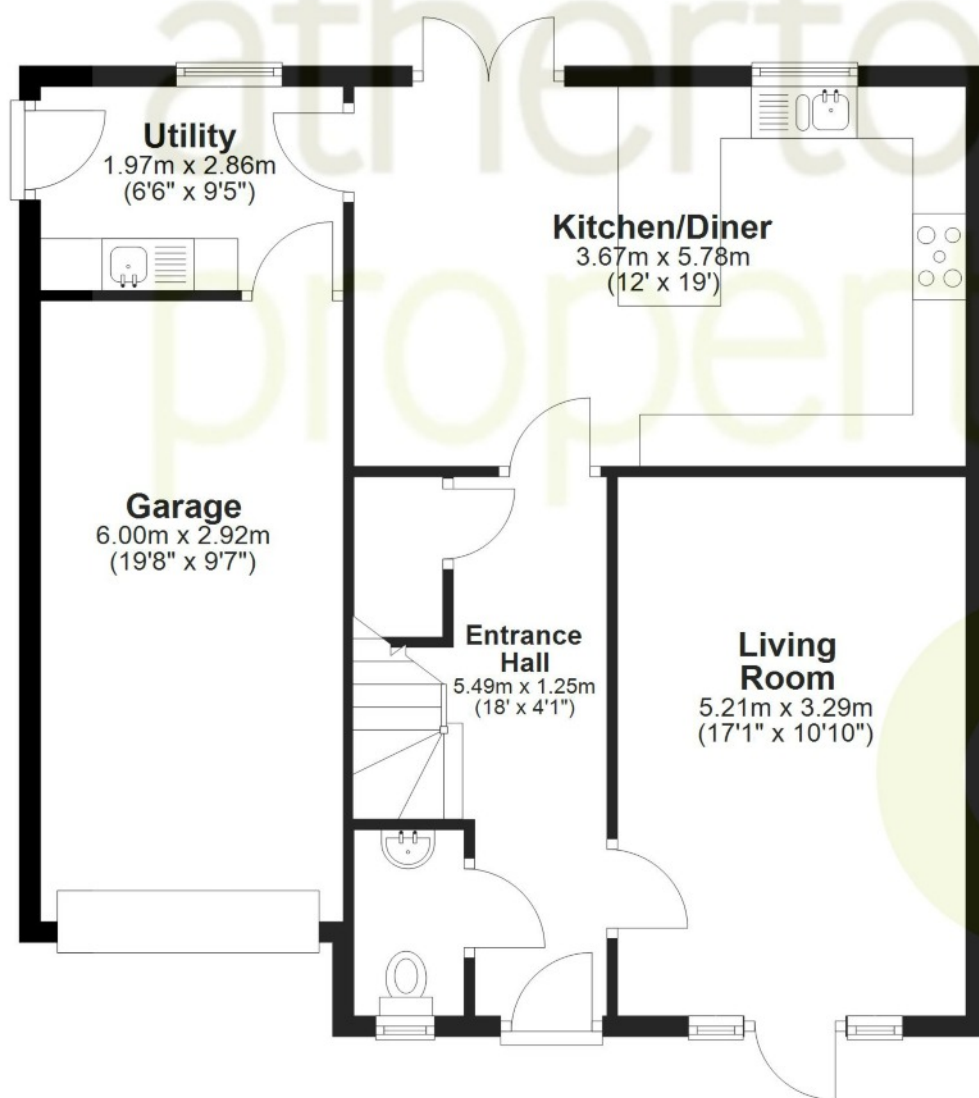






## Ground Floor

Approx. 76.3 sq. metres (821.6 sq. feet)



## First Floor

Approx. 70.8 sq. metres (762.5 sq. feet)



Total area: approx. 147.2 sq. metres (1584.1 sq. feet)

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











