



Total area: approx. 227.4 sq. metres (2447.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



The Rydings, Langho, BB6 8BQ

Offers Over £595,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the charming area of The Rydings, Langho, Blackburn, this exquisite detached house is a remarkable family home that has been meticulously presented, extended, and renovated to the highest standards. With four spacious bedrooms and three well-appointed living areas, this property offers an abundance of indoor space, perfect for family living and entertaining. The heart of the home is undoubtedly the exceptional open-plan kitchen diner, which seamlessly blends modern design with functionality, making it an ideal space for family gatherings and culinary adventures. The property also boasts three luxurious bathrooms, ensuring comfort and convenience for all family members. The downstairs benefits from a Lounge, Snug, Orangery and a versatile office which could also be used as a fifth bedroom if desired.

Set in a picturesque location, this home is surrounded by breath-taking views and offers easy access to delightful country walks. The excellent transport links to Preston, Clitheroe, Blackburn, and major motorways make commuting a breeze, while the peaceful setting provides a perfect retreat from the hustle and bustle of city life.

In addition to its stunning interior, the property features a detached double garage and ample off-road parking, catering to the needs of a busy family. The wrap-around gardens provide a wonderful outdoor space for children to play and for adults to relax and enjoy the serene surroundings.

This property is truly a gem not to be missed, offering a luxurious lifestyle in a sought-after location. Whether you are looking for a family home or a peaceful retreat, this house is ready for you to move straight in and start making memories.

The Rydings, Langho, BB6 8BQ

Offers Over £595,000



- An Exceptional Detached Property
- Modern Finish And Stylish Interiors
- Off Road Parking For Multiple Vehicles And A Detached Double Garage
- Council Tax Band G
- Four Bedrooms With A Fifth Office/Bedroom
- Envious Wrap Around Gardens
- EPC Rating TBC
- Sought After Location
- Three Bathrooms
- Tenure Freehold

Ground Floor

Entrance

Composite double glazed leaded door to the hall.

Hall

15'1 x 10'9 (4.60m x 3.28m)

Two UPVC double glazed leaded windows, central heating radiator, cornice coving, wood effect laminate flooring, hardwood doors to the Lounge, Kitchen Diner, Office, WC and Cloakroom, staircase to the first floor.

Lounge

18'6 x 12'11 (5.64m x 3.94m)

Four UPVC double glazed leaded window, three central heating radiators, cornice coving, two feature wall lights, media wall with electric living flame fire and television point, wood effect laminate flooring, hardwood door to the kitchen diner.

Kitchen Diner

30'11 x 14'4 (9.42m x 4.37m)

Two UPVC double glazed leaded windows, three central heating radiators, a range of panelled wall and base units, laminate surface, composite one and a half bowl sink and drainer with mixer tap, integrated electric high rise Neff oven and combination microwave, four ring induction hob and extractor hood, integrated full length fridge and freezer, integrated dishwasher, centre island with breakfast bar, spotlights, vinyl flooring, open to the conservatory, hardwood doors to the snug and utility room, composite double glazed French doors to the rear.

Snug

11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed leaded window, UPVC double glazed leaded window, central heating radiator, coving, television point, vinyl flooring.

Conservatory

14'11 x 8'7 (4.55m x 2.62m)

UPVC double glazed surrounding windows, app controlled underfloor heating, UPVC double glazed roof, vinyl flooring, UPVC double glazed French doors to the rear.

Utility Room

9'1 x 5'1 (2.77m x 1.55m)

Central heating radiator, a range of panelled wall and base units, laminate surface, composite sink and drainer with mixer tap, integrated washing machine and dryer, spotlights, vinyl flooring, composite double glazed stable door to the rear.

Office

10'6 x 8'5 (3.20m x 2.57m)

UPVC double glazed inset box window, central heating radiator, spotlights, integrated storage with desk, wood effect laminate flooring.

WC

4'11 x 4'6 (1.50m x 1.37m)

UPVC double glazed frosted leaded window, heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, wood effect laminate flooring.

Cloakroom

3'8 x 2'6 (1.12m x 0.76m)

First Floor

Landing

13'7 x 10'10 (4.14m x 3.30m)

UPVC double glazed leaded window, coving, smoke alarm, loft access, doors to four bedrooms and bathroom.

Bedroom One

15'8 x 15'2 (4.78m x 4.62m)

UPVC double glazed leaded window, UPVC double glazed leaded box window, central heating radiator, coving, television point, doors to a walk in wardrobe and en suite bathroom.

Walk In Wardrobe

10'1 x 6'11 (3.07m x 2.11m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes.

En Suite

10'1 x 8'2 (3.07m x 2.49m)

UPVC double glazed frosted leaded window, chrome heated towel rail, a four piece suite comprising of a freestanding bath with mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevations, spotlights, extractor fan.

Bedroom Two

13'1 x 11'6 (3.99m x 3.51m)

UPVC double glazed leaded window, central heating radiator, coving, television point, door to the en suite.

En Suite

9'8 x 3'10 (2.95m x 1.17m)

UPVC double glazed frosted leaded window, heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed starburst shower enclosure, tiled elevations, spotlights, extractor fan.

Bedroom Three

11'6 x 10'3 (3.51m x 3.12m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobe.

Bedroom Four

13 x 7'5 (3.96m x 2.26m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobes, storage cupboard.

Bathroom

9'8 x 6'10 (2.95m x 2.08m)

UPVC double glazed frosted leaded window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled P shaped bath with mixer tap and a direct feed rainfall shower head, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

External

Rear

Enclosed wrap around gardens with paving, mature shrubs, bedding areas, pond with water feature, Indian stone patio area, pergola, power, lighting, hot and cold external taps, access to the double garage.

Double Garage

18'9 x 17'5 (5.72m x 5.31m)

Power, lighting, electric up and over garage door, hardwood single glazed frosted door to the rear.

Front

Laid to lawn wrap around garden with mature shrubs, paving, bedding, twin RCD waterproof electrical sockets, block paved driveway for multiple vehicles and access to the double garage.

