





Hilton &  
Horsfall

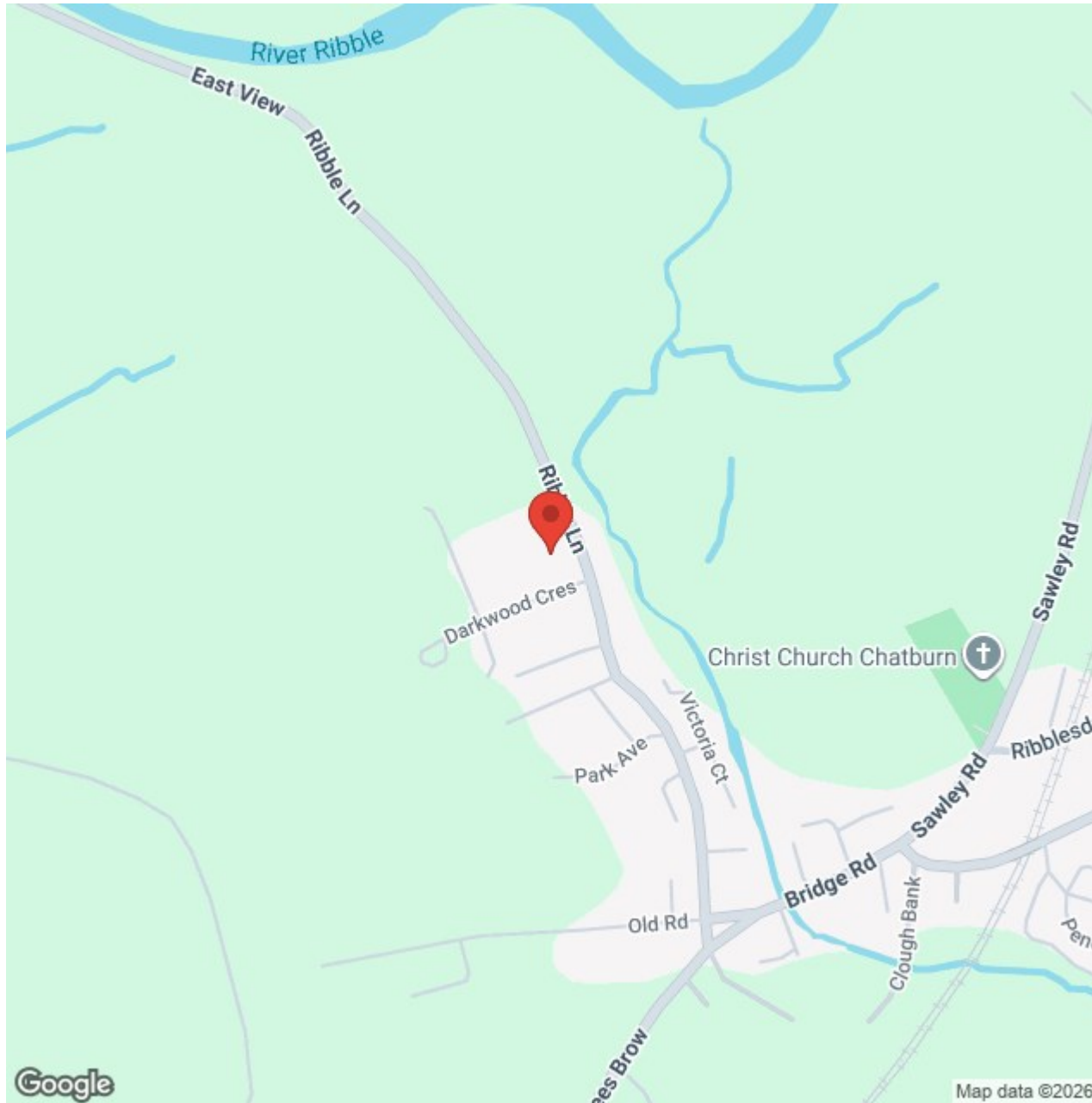
BB7 4AG

## Ribble Lane, Chatburn, Clitheroe Offers In The Region Of £425,000

- Exceptional family home set within the sought-after Ribble Valley
- Stunning open plan breakfast kitchen with peninsula & dining area
- Four generous bedrooms including ground floor bedroom with ensuite
- Contemporary family bathroom and separate utility / laundry room
- Versatile converted attic room and first floor study / landing area
- Attractive front & rear gardens with open outlook towards the church and surrounding greenery

An exceptional family home positioned within the heart of the Ribble Valley, offering an impressive blend of character, space and contemporary living throughout. Beautifully presented and thoughtfully updated, this substantial property provides flexible accommodation arranged over multiple levels and enjoys an enviable setting with attractive open aspects and views towards the nearby church. Internally, the home briefly comprises an entrance hallway, spacious open plan breakfast kitchen with peninsula seating, a stunning dining area with sliding doors opening onto the garden, utility / laundry room, a ground floor double bedroom with fitted wardrobes and ensuite shower room, together with versatile reception and living space ideal for modern family life. To the upper floors the property continues to impress with a spacious landing incorporating a useful study area, a contemporary family bathroom and a selection of generous bedrooms including an excellent converted attic room offering further adaptable accommodation. Externally, the property enjoys attractive gardens to both front and rear, with the front garden enjoying a superb open outlook across greenery and towards the church beyond, whilst the rear offers a private space ideal for relaxing and entertaining. Located within this highly desirable Ribble Valley setting close to well-regarded schools, local amenities and beautiful countryside walks, this is a rare opportunity to acquire a truly special family home.







BB7 4AG

# Lancashire

An exceptional family home positioned within the heart of the Ribble Valley, offering an impressive blend of character, space and contemporary living throughout. Beautifully presented and thoughtfully updated, this substantial property provides flexible accommodation arranged over multiple levels and enjoys an enviable setting with attractive open aspects and views towards the nearby church. Internally, the home briefly comprises an entrance hallway, spacious open plan breakfast kitchen with peninsula seating, a stunning dining area with sliding doors opening onto the garden, utility / laundry room, a ground floor double bedroom with fitted wardrobes and ensuite shower room, together with versatile reception and living space ideal for modern family life. To the upper floors the property continues to impress with a spacious landing incorporating a useful study area, a contemporary family bathroom and a selection of generous bedrooms including an excellent converted attic room offering further adaptable accommodation. Externally, the property enjoys attractive gardens to both front and rear, with the front garden enjoying a superb open outlook across greenery and towards the church beyond, whilst the rear offers a private space ideal for relaxing and entertaining. Located within this highly desirable Ribble Valley setting close to well-regarded schools, local amenities and beautiful countryside walks, this is a rare opportunity to acquire a truly special family home.

## GROUND FLOOR

### ENTRANCE

#### LIVING ROOM 16'4" x 13'0" (5.00m x 3.97m)

A beautifully presented and generously proportioned living room positioned to the front of the property, offering an inviting and contemporary space ideal for both relaxing and entertaining. Finished to an exceptional standard throughout, the room benefits from a large front-facing window which frames pleasant open outlooks and allows an abundance of natural light to flood the space. There is ample room for substantial furniture arrangements whilst recessed spot lighting, stylish décor and quality flooring create a bright yet cosy atmosphere. Open access and connection into the inner hallway enhance the flow of the home, making this an ideal family living space.

#### BREAKFAST KITCHEN 9'9" x 20'5" (2.99m x 6.23m)

An impressive open-plan breakfast kitchen finished to an exceptional standard and designed to create the true hub of the home. Offering a stylish range of contemporary shaker-style wall and base units complemented by quartz work surfaces, matching upstands and classic subway tiled splashbacks, the space combines practicality with modern family living. A substantial peninsula unit provides additional preparation space together with breakfast seating, creating an excellent social and entertaining area. Further benefits include integrated appliances together with space for a range cooker and freestanding appliances, inset sink with mixer tap, feature pendant lighting, recessed spot lighting and quality flooring throughout. Open seamlessly into the dining area and providing access to the remaining accommodation, this superb kitchen enjoys an abundance of natural light and offers an ideal layout for modern day living.

#### DINING AREA 9'1" x 11'6" (2.78m x 3.52m)

Open plan to the breakfast kitchen, this beautifully presented dining area has been thoughtfully designed to create an excellent space for both everyday family living and entertaining. Flooded with natural light via two large roof windows and full-width sliding doors opening directly onto the rear patio and garden, the room enjoys a bright and airy feel throughout. There is ample space to accommodate a substantial dining table and chairs whilst the vaulted ceiling, contemporary lighting and continuation of the quality flooring further enhance the sense of space. Seamlessly connecting indoor and outdoor living, this is a superb entertaining area and an ideal setting for family gatherings and entertaining guests.

#### LAUNDRY ROOM 5'6" x 10'9" (1.69m x 3.29m)

A practical and well-designed laundry room providing an excellent additional utility space, fitted with plumbing and space for a washing machine and tumble dryer together with useful fitted shelving, work surface area and hanging/storage provisions. Finished in keeping with the remainder of the home with contemporary décor and quality flooring, this useful room helps keep day-to-day household tasks separate from the main living accommodation whilst offering excellent storage and organisation space.

#### BEDROOM FOUR 9'3" x 12'9" (2.83m x 3.90m)

A generous and versatile ground floor double bedroom, beautifully presented and enjoying a pleasant outlook to the rear elevation. The room features a vaulted ceiling which enhances the feeling of space and light, together with fitted wardrobes providing excellent built-in storage and helping maintain a clean, uncluttered finish. Offering ample space for a double bed and accompanying furnishings, this superb room could function as a guest suite, principal bedroom alternative, older relative accommodation or flexible multi-generational living. Completing the space is direct access into a contemporary ensuite shower room, creating a private and practical retreat away from the main first floor accommodation.

#### SHOWER ROOM 6'4" x 6'3" (1.95m x 1.93m)

A stylish and contemporary ensuite shower room finished with clean, modern styling and designed to complement the adjoining bedroom perfectly. Featuring a large walk-in shower with rainfall shower head and separate handheld attachment, low-level WC and a floating vanity wash basin with storage beneath. The space is enhanced by full-height metro-style tiled walls, contrasting tiled flooring and a Velux roof window which allows natural light to flood the room, creating a bright and airy feel throughout.

## FIRST FLOOR / LANDING

#### STUDY AREA 16'1" x 5'6" (4.91m x 1.68m)

A spacious and thoughtfully utilised first floor landing area offering far more than a traditional circulation space. Currently arranged as a practical home office/study area with ample room for a desk, storage and working from home, this bright and versatile space benefits from a large window to the front elevation allowing excellent natural light throughout. The generous proportions create flexibility for a range of uses including a reading nook, homework station or additional seating area.

#### BEDROOM ONE 12'7" x 11'6" (3.86m x 3.52m)

A spacious and well-proportioned principal bedroom positioned to the front elevation, enjoying pleasant open aspects and an abundance of natural light via the large window. This attractive double bedroom offers ample space for a full suite of furnishings whilst comfortably accommodating additional uses such as a study or dressing area if desired. Beautifully presented throughout with a contemporary finish.

#### BEDROOM TWO 9'9" x 11'5" (2.98m x 3.50m)

A well-proportioned double bedroom positioned to the rear elevation, enjoying a pleasant outlook and offering excellent versatility for a growing family. The room provides ample space for bedroom furnishings alongside additional study or hobby space if required and is presented with a contemporary finish and soft neutral décor. A bright and comfortable room which would work equally well as a spacious child's bedroom, guest room or additional home office space.

#### BATHROOM 6'2" x 8'6" (1.90m x 2.60m)

A beautifully appointed three-piece family bathroom positioned to the rear elevation, finished to a stylish contemporary standard. Comprising a low-level WC, wash basin with useful storage beneath and a panelled bath with rainfall shower over and glazed screen. The space is enhanced by striking feature tiling, contrasting matt black fixtures and fittings, recessed spot lighting and a frosted window providing natural light whilst maintaining privacy. A smart, modern bathroom designed to complement the quality finish found throughout the home.

## SECOND FLOOR

#### ATTIC BEDROOM 10'11" x 20'3" (3.34m x 6.19m)

A substantial attic bedroom offering an excellent amount of versatile living space and currently utilised as a spacious bedroom with additional fitness and seating areas. Featuring a vaulted ceiling with a Velux roof window allowing excellent natural light, the room enjoys a bright and airy feel whilst making clever use of the sloping ceilings with useful eaves storage access. Generously proportioned and highly adaptable, this space would lend itself perfectly as a principal bedroom suite, teenager's room, hobby room, home gym or additional living area depending on individual requirements.

#### STORAGE ROOM 7'6" x 6'5" (2.31m x 1.97m)

A superb additional storage area fitted with power and lighting, offering excellent practicality and flexibility for modern family living. Ideal for storing bikes, sports equipment, seasonal items and household essentials, this generous space could also suit use as a workshop, hobby room, utility overflow or dedicated organisational space depending on individual requirements.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/ribble-lane-chatburn>

## LOCATION

Positioned within the highly sought-after Ribble Valley, this impressive family home enjoys a superb setting combining countryside surroundings with excellent day-to-day convenience. The area is particularly popular with families thanks to its access to a selection of well-regarded schools nearby, together with pleasant village amenities and a strong community feel. Nearby places of worship add further character and appeal to the locality, whilst scenic walks, open countryside and charming neighbouring villages are all within easy reach. Despite its semi-rural setting, the property remains well connected for commuting with convenient access to surrounding towns and transport links, making this an ideal location for those seeking a balance between countryside living and modern practicality.

## PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



Hilton & Horsfall



Hilton & Horsfall

BB7 4AG

## OUTSIDE

Externally, the property benefits from attractive gardens which enhance both the setting and overall appeal of the home. To the front is a generous lawned garden with paved pathways and mature hedging creating a pleasant sense of privacy whilst enjoying an outstanding open outlook across adjoining greenery and towards the attractive church spire beyond. The front garden offers an unexpected amount of usable outdoor space and creates a lovely first impression approaching the property. To the rear, the property continues with a private enclosed garden and paved patio seating area accessed directly from the open plan dining space via sliding doors, creating an ideal setting for entertaining, family life and enjoying the surrounding Ribble Valley scenery.





Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1525 ft<sup>2</sup>

141.6 m<sup>2</sup>

**Reduced headroom**

63 ft<sup>2</sup>

5.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





# Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024