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Tucked away in a serene, private setting just moments from the heart of Whalley village, Rosewood Cottage is a captivating 18th-century stone residence with a rich heritage as a former flower mill. This remarkable three-bedroom detached cottage has been thoughtfully and comprehensively refurbished by its current owners, blending timeless architectural charm with modern functionality and exquisite attention to detail.

Set within beautifully landscaped grounds, the property enjoys the rare luxury of a gently trickling brook meandering through the garden - complemented by paved patios, cobbled seating areas, manicured lawns, flower beds, and mature planting. Offering peace and privacy in equal measure, yet only steps from Whalley's vibrant High Street, Rosewood Cottage is a unique sanctuary with a truly charming atmosphere.

Internally, the cottage exudes character at every turn. Original stone fireplaces, deep stone window sills, exposed beams, Oak internal doors, and cast iron radiators serve as enduring nods to its heritage, while newly installed windows, plumbing, heating systems, electrics, and stylish décor ensure modern-day comfort throughout.

A welcoming entrance porch, fitted with charming bench seating beneath twin windows, opens through a timber and glazed door into the primary living room - a warm and atmospheric space centred around a grand stone fireplace with ceramic gas-burning stove, set beneath an Oak mantle. Adjoining the living room, a beautifully illuminated lounge and dining area offers a flexible, bright space ideal for family living and entertaining. A decorative stone fireplace and media wall anchor the room, while surrounding windows frame lush garden views. Two sets of French doors open out to different patio areas, creating a seamless flow between indoor and outdoor living. A stone step and wide opening lead directly into the kitchen.

Crafted in classic shaker style, the farmhouse kitchen combines charm with practicality. Maple worktops sit above soft cream base units, while a deep Belfast sink and a traditional three-drawer Aga with a two-hob stove provide authentic country appeal. A separate four-ring induction hob offers added versatility, and integrated appliances include a Smeg dishwasher and space for a large American-style fridge-freezer. A rear porch provides secondary access to the garden, along with a practical utility unit and plumbing for washing machine.

The adjacent cloakroom is finished to a high specification, with a period-style high-flush WC and ceramic basin mounted on Oak shelving, set against panelled and tiled elevations.

Upstairs, the landing houses a storage cupboard containing the recently installed boiler and hot water cylinder. The principal bedroom is a tranquil vaulted retreat, boasting exposed Oak roof trusses, elevated storage space, and dual-aspect windows that invite evening light. An adjoining dressing room features fitted wardrobe furniture and offers flexible potential. The main bathroom is a luxurious sanctuary, finished in natural tones with a four-piece suite including a freestanding panelled bath, large walk-in shower, stone wash basin with under-storage, and dual-flush WC - all set against tasteful tiled walls.

Bedroom two is a generously sized double room with fitted wardrobes and characterful exposed beams, while bedroom three offers a full wall of built-in storage and private access to a stylish three-piece en-suite with walk-in mains shower, tiled elevations, wash basin, and WC - ideal for guests or independent family members.

Externally, the property continues to captivate. A charming cobbled driveway offers off-road parking for three vehicles, while a separate approach leads to a timber-framed garage and carport accommodating a third. The gardens are as breathtaking as they are expansive, featuring a variety of secluded seating areas, meandering stone pathways, and a timber footbridge arching over a gently flowing brook - creating a tranquil soundtrack and evoking a sense of tranquility. Mature, protected trees border and weave through the gardens, reflecting the age and heritage of the grounds and adding timeless character to this outdoor haven.

Whalley is a charming and historic Ribble Valley village offering a perfect blend of countryside beauty and modern convenience. With independent shops, quality eateries, and excellent transport links - including a train station and access to the M6/M65 - it's ideal for commuters and families alike. The village boasts a strong community, scenic walking routes, and access to top-rated schools, including Clitheroe Royal Grammar, making it one of Lancashire's most desirable places to live.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

F.

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



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Ground Floor

Approx. 91.0 sq. metres (979.8 sq. feet)



First Floor

Approx. 86.0 sq. metres (925.9 sq. feet)



Total area: approx. 177.0 sq. metres (1905.7 sq. feet)





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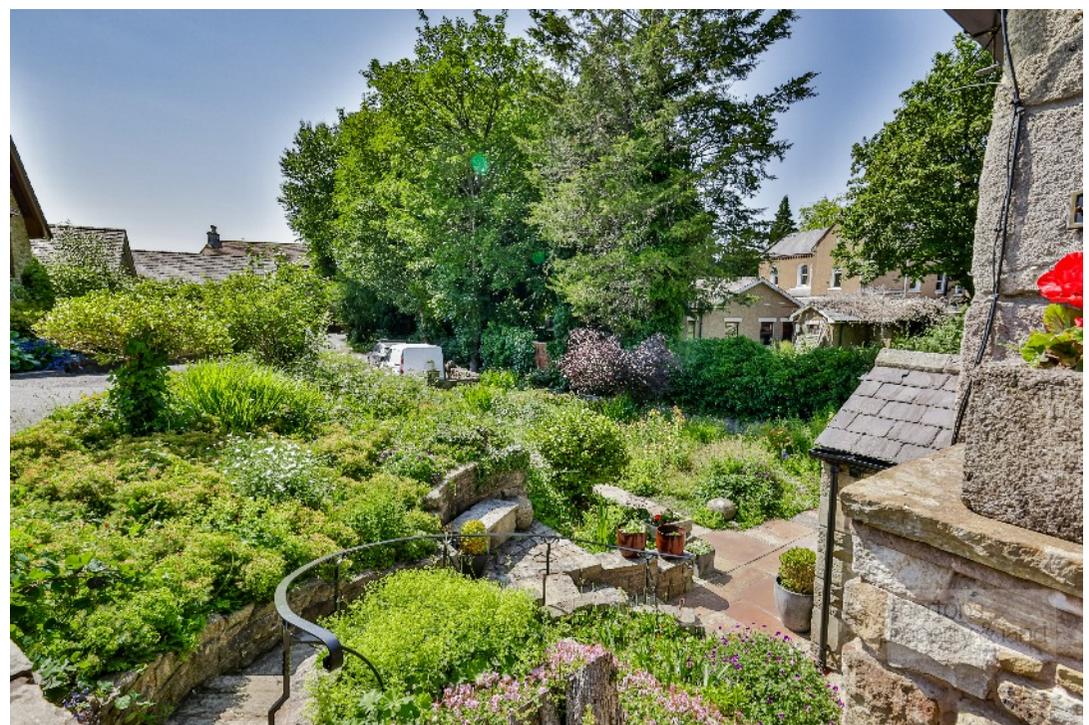
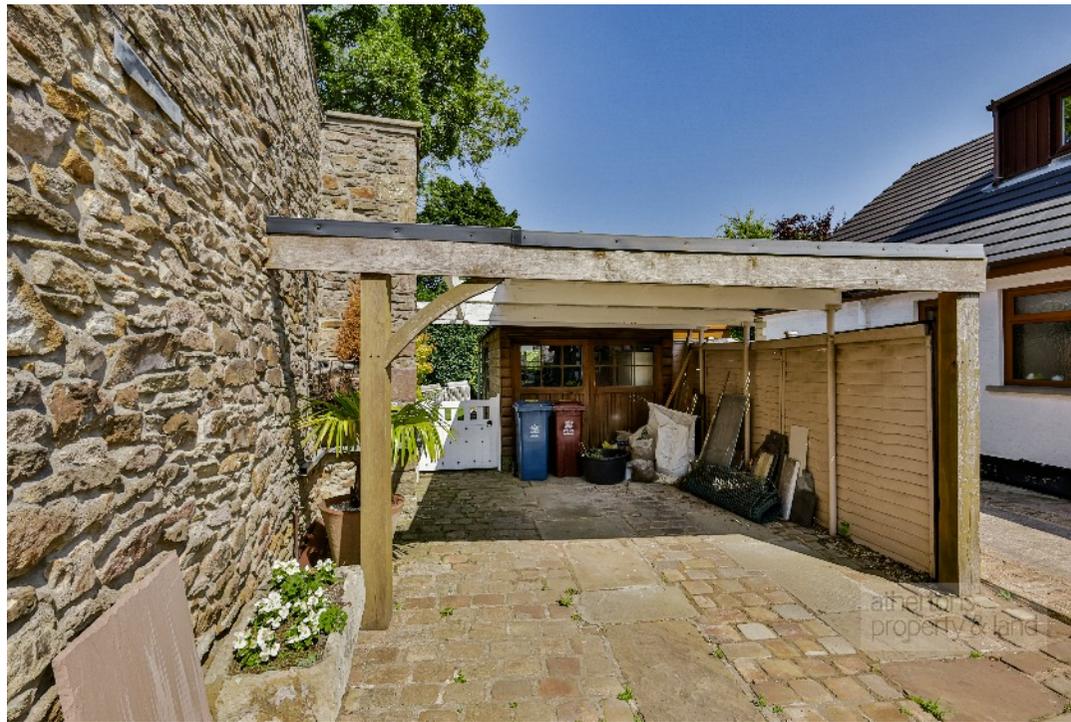
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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810
Visit - www.athertons-uk.com
53 King Street, Whalley, BB7 9SP

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