



athertons
property & land

Set on one of the most enviable plots within this sought-after development, this exceptional four-bedroom detached residence offers a rare blend of space, style, and privacy in the heart of the Ribble Valley. Framed by mature gardens and enjoying a generous corner position, the property is defined by its beautifully flowing layout, high-quality finish, and abundance of natural light. Highlights include a detached double garage, extensive driveway parking, a stunning sunroom, three spacious reception rooms, four double bedrooms, and three bathrooms—making it an ideal home for families, professionals, or those simply seeking refined, modern living in a picturesque setting.

Constructed in 2016, this superb home enjoys a prime position just a short stroll from the vibrant heart of the village, where a variety of cafés, restaurants, shops, and excellent transport options are close at hand. The area is well-served by respected local schools, including several village primaries and two secondary schools, as well as independent institutions like Oakhill School and Nursery.

Upon entering, you are welcomed into a spacious entrance hall featuring a staircase to the first floor, a large under-stairs storage cupboard, a part-glazed external front door, and a stylish two-piece cloakroom with pedestal wash basin and dual-flush WC. At the front of the property is a bright and cosy snug with a large bay window that fills the space with natural light.

The beautifully appointed kitchen/diner features oak-effect flooring, a range of fitted units with laminate worktops and upstands, and a suite of integrated AEG appliances. A breakfast bar—currently utilised as additional shelved storage—complements the space, along with an integrated double fridge/freezer. There is ample room for a large dining table, with French doors opening into the lounge and sliding doors into the elegantly finished sunroom.

The spacious lounge spans the full length of the property and offers dual aspects that bathe the room in natural light. It can be opened into the kitchen, creating a versatile open-plan layout ideal for entertaining. A true highlight of the ground floor is the sunroom, which significantly enhances the living space. With floor-to-ceiling windows showcasing the lush garden, a glazed ceiling, and bi-folding doors leading onto the rear patio, this room is both inviting and serene. A remote-controlled, electrically operated folding awning adds functionality to the space, making it usable in a range of weather conditions.

The large landing provides access to the loft and a built-in storage cupboard housing the hot water cylinder. There are four generously sized double bedrooms. The main bedroom and second bedroom both feature fitted wardrobes with sliding doors and stylish en-suite shower rooms.

The en-suite in the main bedroom is particularly impressive, boasting full floor and wall tiling, a walk-in rainfall shower, tiled alcove shelving, a wall-mounted dual-flush WC, and a sleek vanity wash basin—offering a finish worthy of any show home. The family bathroom includes a panelled bath with overhead shower and screen, pedestal wash basin, dual-flush WC, and tiled walls and flooring throughout.

Outside, a large block-paved driveway provides off-road parking for up to five cars and leads to the detached double garage with a wide up-and-over door. The well-maintained gardens sweep around both sides of the property and lead to a spacious rear garden. This outdoor haven features a generous lawn, a peaceful brook, a paved patio area with a low stone wall, and a remote-controlled awning—perfect for outdoor relaxation or entertaining.

Whalley is widely regarded as one of the most desirable villages in the Ribble Valley, offering an exceptional quality of life that blends rural charm with modern convenience. Nestled beneath the scenic backdrop of Whalley Nab and surrounded by rolling countryside, the village boasts a vibrant community atmosphere and a rich heritage.

Residents enjoy an excellent selection of independent shops, acclaimed restaurants, stylish wine bars, cosy cafés, and welcoming pubs—all within walking distance. The village is also well-served by essential amenities including a medical centre, post office, pharmacy, and Co-Op, as well as outstanding local schools. Excellent transport links via rail and road make commuting easy, while nearby Clitheroe and larger urban centres are easily accessible. With beautiful walks on your doorstep, strong community spirit, and a perfect balance of peace and convenience, Whalley offers an unrivalled lifestyle in the heart of the Ribble Valley.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

B (85).

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

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.

Laundering

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.

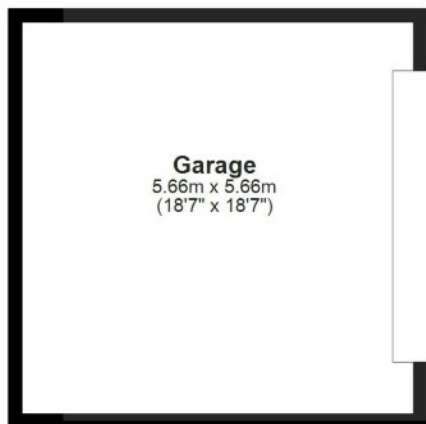
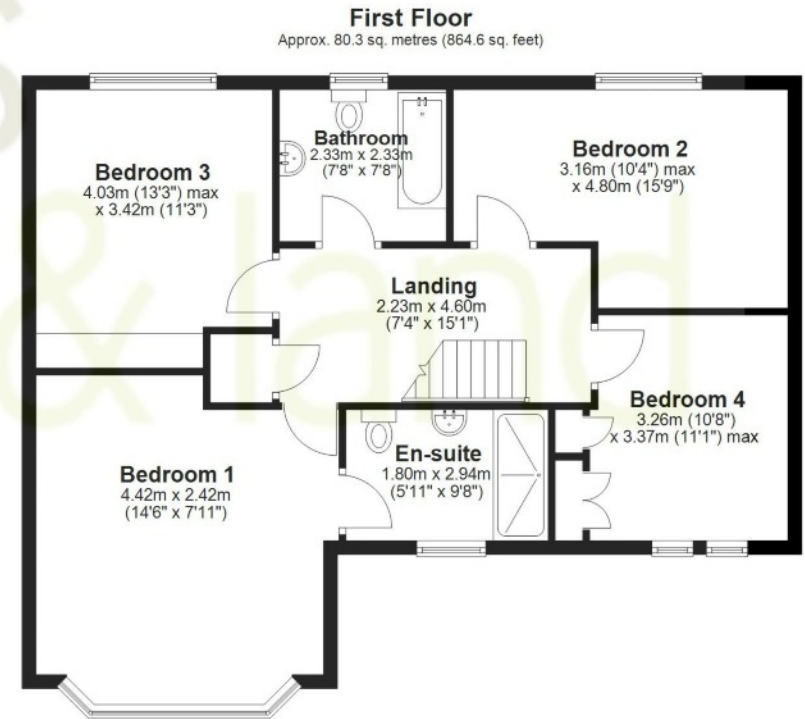
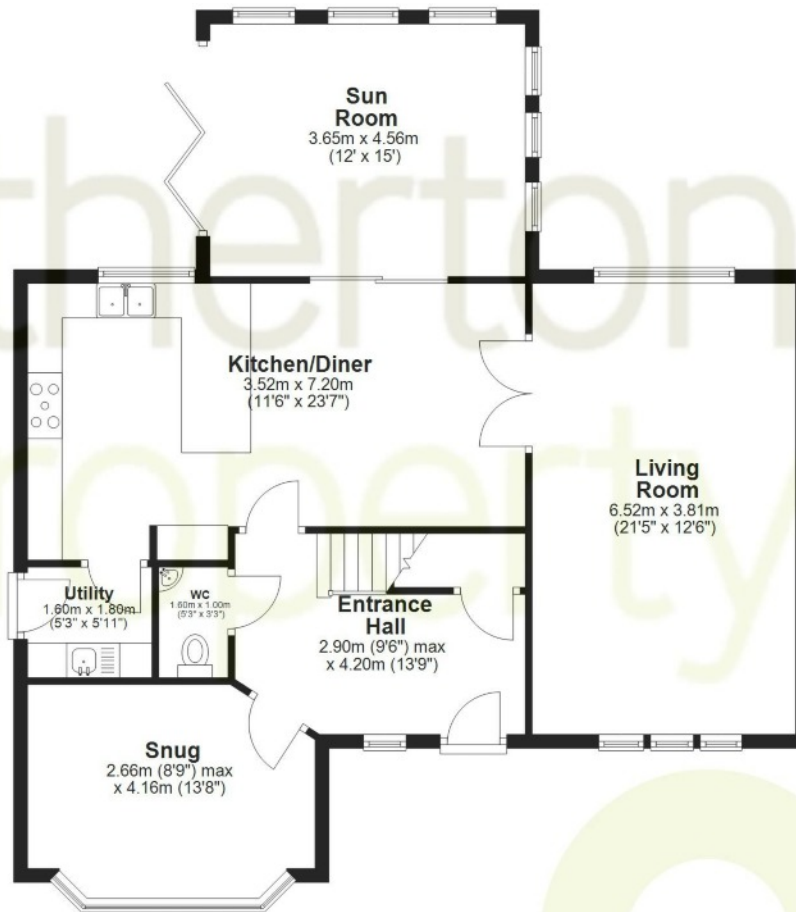






athertons
property & land





Main area: Approx. 178.5 sq. metres (1921.1 sq. feet)
Plus garages, approx. 32.0 sq. metres (344.8 sq. feet)



athertons
property & land





athertons
property & land





athertons
property & land





athertons
property & land

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 your home.

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

meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team