





This beautifully reconfigured three-bedroom semi-detached home is quietly positioned on Whittam Crescent, within the heart of the highly desirable village of Whalley in the Ribble Valley. Having been thoughtfully extended and remodelled, the property now offers a spacious, light-filled ground floor with two striking vaulted rear extensions, creating a flowing and highly versatile layout ideal for modern living. The internal accommodation has been opened up to maximise space and natural light, resulting in an airy and effortless interior with a relaxed, contemporary feel throughout.

A welcoming entrance porch opens into an open-plan entrance hall, which provides immediate access to both the lounge and kitchen. The hall features a characterful pitch pine staircase rising to the first floor, useful under-stairs storage, and a convenient two-piece cloakroom housing a wall-mounted Worcester Bosch combination boiler.

The main lounge is positioned to the front of the property and benefits from a bay window that floods the space with natural light. This room is entirely open to the dining area and flows seamlessly through to the kitchen and onward into the vaulted rear conservatory, creating a superb sense of continuity across the ground floor. A fireplace with chimney breast forms a central focal point, while engineered oak flooring runs throughout the main living areas, enhancing the warm and cohesive feel.

To the rear, the vaulted conservatory is a standout feature, with double-glazed walls and ceiling creating a bright, all-season living space. French doors open directly onto the rear garden, while an internal window connects the space visually to the kitchen, further reinforcing the open-plan design.

The kitchen is light, open and highly individual in style, reminiscent of a loft-inspired living space. It is fitted with free-standing pine and maple base units topped with maple and black granite work surfaces, along with a stainless-steel free-standing dual sink and drainer. Cooking facilities are centred around a Rangemaster six-ring gas cooker with three ovens and a plate warmer below. Set within a vaulted rear extension, the kitchen also benefits from two skylights, drawing additional natural light deep into the ground floor, along with direct external access to the rear garden.

To the first floor, the landing provides access to all bedrooms and the bathroom. Bedroom one is a spacious double positioned to the front of the property and enjoys Jack-and-Jill access to the bathroom. The bathroom is well-appointed with tiled walls, a panelled bath with glazed screen and mains-fed shower over, dual-flush WC, pedestal wash basin and chrome heated towel rail. Bedroom two is a generous double overlooking the rear garden, while bedroom three is a well-proportioned single currently used as a home office, offering excellent flexibility for modern working or family needs.

Externally, the property offers a variety of well-considered outdoor spaces. To the front is a paved and gravelled driveway providing off-road parking for two vehicles, alongside a small lawned area and gated side access leading to the rear. A sheltered seating area to the side offers a private and practical additional outdoor space.

The rear garden is a particular highlight, offering a superbly versatile and characterful environment. There are multiple seating areas, including a sheltered gravelled space that could also function as a car port, and a canopied area adjoining a substantial timber shed/workshop complete with power, lighting and a separate storage room. A lawned section provides further outdoor balance, while a timber summerhouse with decked seating area and outdoor power sockets creates a standout, boutique-style space ideal for entertaining, working from home or relaxing.

Located in a quiet yet central part of Whalley, this distinctive home combines flexible internal accommodation with exceptional outdoor living and a highly desirable village lifestyle. Early viewing is strongly recommended to fully appreciate the space, light and individuality on offer.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 year lease starting from 02.04.1964. £12.50 per annum ground rent.

## Energy Performance Rating

TBC ( ).

## Council Tax

Band D.

## 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 1.30pm  
**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**  
Monday to Friday - 9.00am to 5.00pm  
**01200 428691**

## 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).





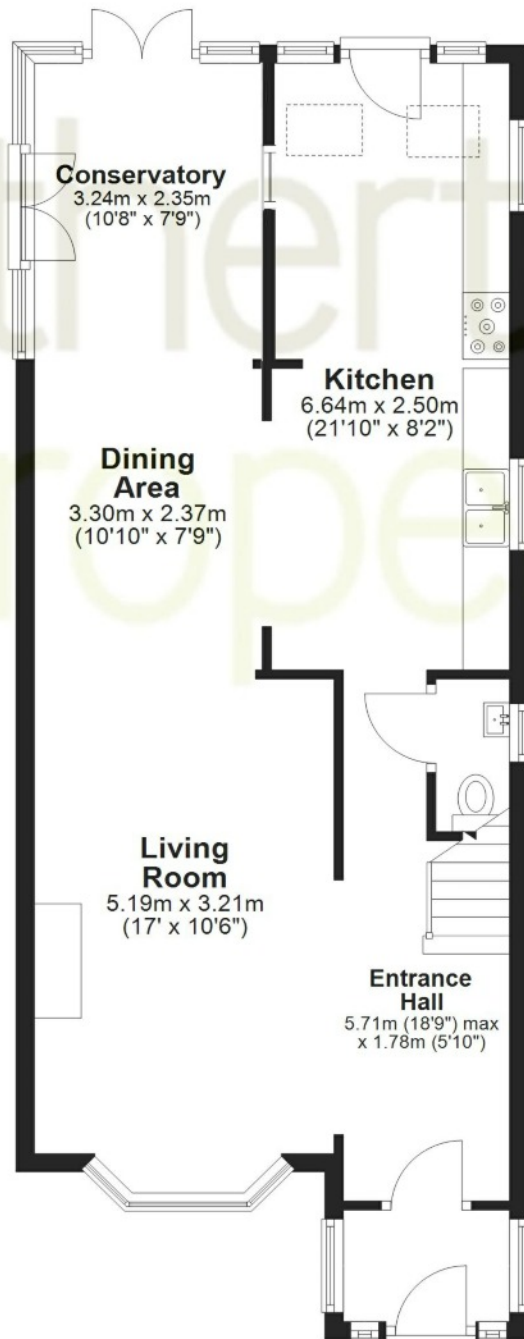






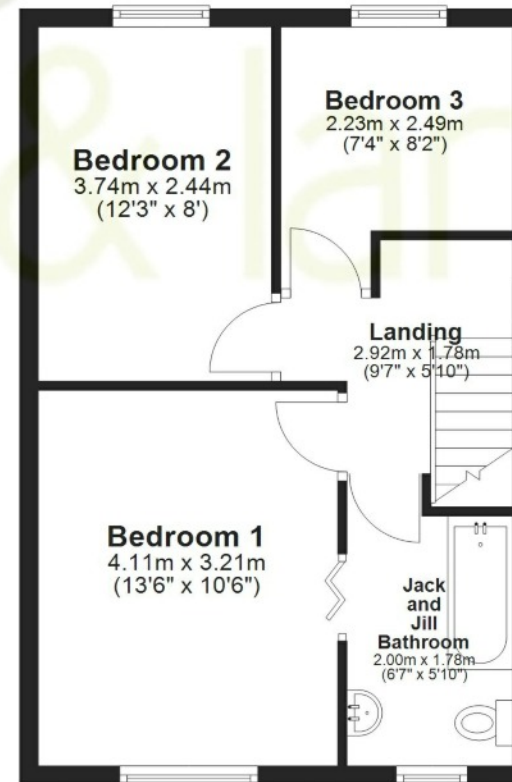
## Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 101.6 sq. metres (1093.5 sq. feet)

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











