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11 The Grange, Wilpshire, Ribble Valley BB1 9JU
£475,000



Occupying a superb corner plot position within a peaceful and highly regarded residential setting, this substantial three-storey detached residence enjoys a wonderful woodland backdrop, exceptional privacy and beautifully maintained gardens which sweep around the property. Offering versatile family accommodation alongside a lower ground floor and integral garage, the home combines generous internal space with attractive outdoor areas and elevated green views, creating a superb opportunity for growing families seeking a home within a tranquil yet convenient location.

The property is approached via a block-paved driveway leading to the large integral garage, whilst landscaped gardens and mature greenery create an impressive first impression from the outset. The elevated position and surrounding woodland provide a wonderful sense of privacy and seclusion rarely found within modern family homes.

Internally, the accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and a two-piece WC positioned off. The main lounge provides a bright and spacious reception room centred around a feature gas fireplace with stone surround, whilst sliding doors open directly onto a front-facing balcony enjoying elevated green aspects across the surrounding woodland. A separate office positioned to the front of the property benefits from a bay window, creating an ideal work-from-home space.

The utility room provides access through to the conservatory and is fitted with base units and plumbing for washer and dryer. The conservatory enjoys a glazed surround with French doors opening onto the garden alongside a polycarbonate roof, creating an additional reception area ideally suited for year-round enjoyment of the surrounding gardens.

The kitchen has been fitted with a range of sleek Dove Grey units complemented by marble-effect worktops with breakfast bar seating and laminate flooring. Integrated appliances include an electric oven, induction hob, extractor fan, fridge/freezer and dishwasher, whilst the layout offers excellent practicality for modern family living. There is a separate dining room to the rear of the property with potential to create open plan living.

To the first floor, the landing provides loft access and leads to four well-proportioned bedrooms. The principal bedroom enjoys attractive woodland views and benefits from a private en-suite shower room with tiled elevations. Bedrooms two and three are both comfortable double rooms, whilst bedroom four provides a generous single bedroom ideally suited for a nursery, dressing room or additional office space.

The main bathroom is finished in a contemporary style and comprises a modern four-piece suite including a corner shower enclosure, panel bath, vanity wash basin and WC, complemented by tiled-effect flooring and tiled wall elevations.

A particularly versatile feature of the home is the lower ground floor, where two substantial storerooms connected via a widened opening provide excellent additional accommodation with potential for a studio, hobby room, gym or games room, depending on individual requirements. The integral garage provides excellent storage and practicality, benefiting from internal access, an up-and-over door to the front driveway and housing the Worcester Bosch gas boiler.

Externally, the property continues to impress with generous wraparound gardens enjoying a high degree of privacy. A large wooded rear garden creates a superb natural backdrop, whilst Indian stone patio areas and raised gravel seating terraces provide excellent spaces for outdoor entertaining and relaxation. Mature planting and surrounding greenery enhance the tranquil atmosphere throughout.

Services

All mains services are connected.

Tenure

We understand the tenure to be Leasehold. A 999 year lease from 2001. Ground rent - £60 per annum. Annual Service Charge £150.

Energy Performance Rating

C 74.

Council Tax

Band 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 1.30pm

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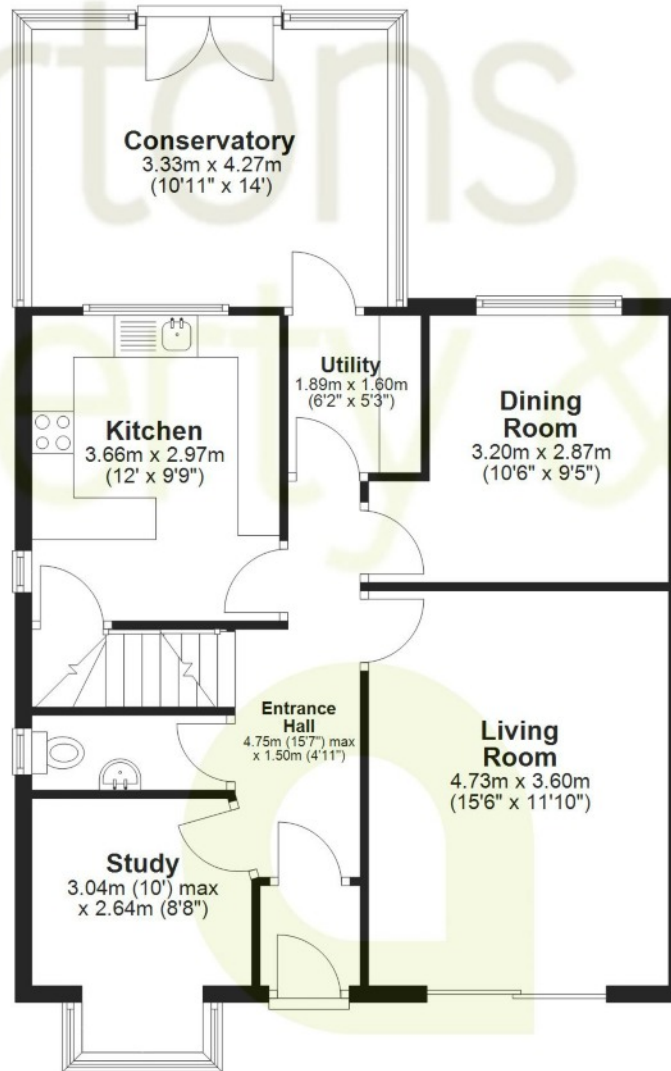
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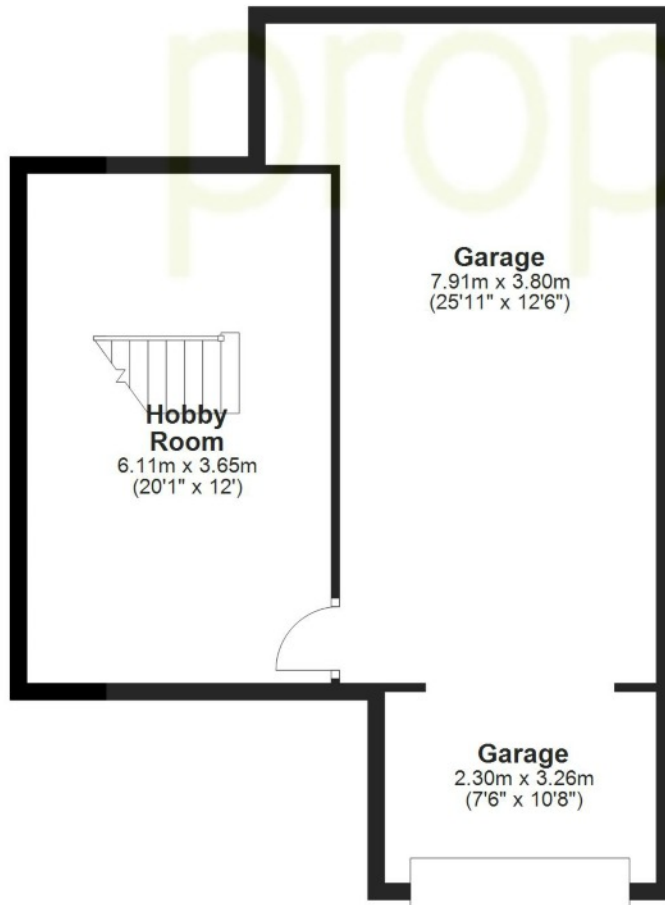
Ground Floor

Approx. 77.1 sq. metres (830.3 sq. feet)



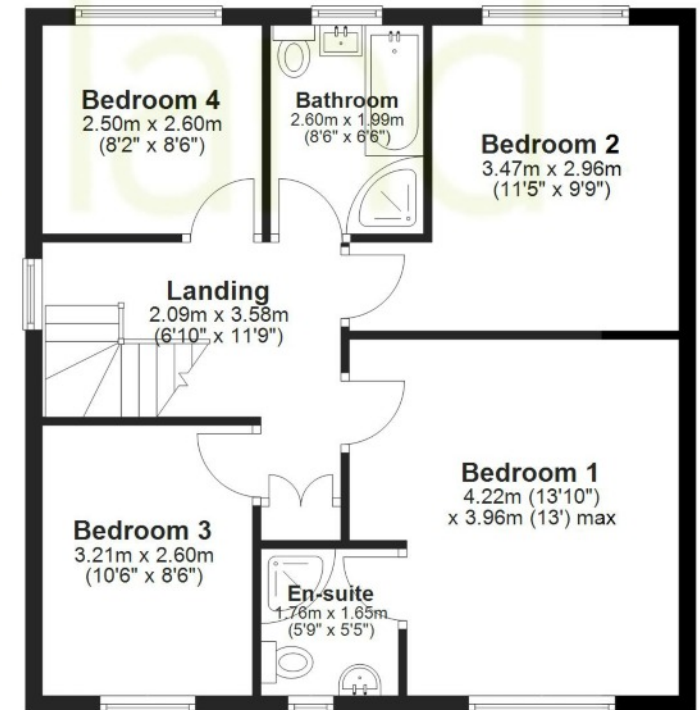
Basement

Main area: approx. 22.3 sq. metres (240.1 sq. feet)
Plus garages, approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Main area: Approx. 161.0 sq. metres (1733.0 sq. feet)

Plus garages, approx. 39.4 sq. metres (423.9 sq. feet)

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





