



Set within a peaceful, tree-lined cul-de-sac in a semi-rural location, this charming 1950s semi-detached home enjoys stunning southerly views across open farmland towards Pendle Hill and the surrounding fells. Originally built as part of the Calderstones Hospital workhouses, the property offers spacious and versatile living across 1,288 sq ft (119.7 sq m), with a further detached garage and garden office outbuilding, all within walking distance of Whalley's amenities, shops, train and bus stations, and with several highly regarded pub-restaurants close by.

Enjoying a semi-rural position with fantastic countryside walks on the doorstep, properties in this location rarely come to the open market, so early viewing is highly recommended.

The house is approached via a canopied entrance porch into a welcoming hallway with a half-return staircase, under-stairs storage and a cloaks cupboard. The generous 'L'-shaped lounge/dining room features a front bay window, bespoke timber-framed fireplace with inset gas fire and tiled surround, ample space for living and dining furniture, and both French and sliding doors into the rear conservatory. The conservatory is a beautiful space with half-brick and glazed walls, French doors opening onto the rear patio, a polycarbonate roof and stunning open views.

To the side of the property is a compact kitchen-diner, well-appointed with Shaker-style base and eye-level units, electric double oven, four-ring electric hob, plumbing for a washing machine, space for a small fridge/freezer, laminate worktops, dual-bowl sink with drainer, tiled splashbacks, and room for a breakfast/dining table. Leading off the kitchen is a small entrance hall with an external door to the driveway and access to a downstairs cloakroom with a two-piece WC suite.

Upstairs, the landing area gives way to three bedrooms: two generous doubles with fitted wardrobe solutions and a single bedroom to the rear, along with a four-piece bathroom fitted with a panelled bath, corner shower, wash basin and dual-flush WC. There is a deep storage cupboard accessed from both the bathroom and landing.

Externally, there is ample off-road parking to the front via a sweeping block-paved driveway leading to a large detached single garage with a manual up-and-over door. Gated access leads into the rear garden, which is a haven of manicured lawns, mature borders and shrubs, paved seating areas and pathways, with spectacular southerly views towards Pendle Hill, overlooking adjoining agricultural land. A small outbuilding with power, insulation and lighting provides a great office space, enjoying ample natural light and pleasant surrounding scenery.

The property is situated on the outskirts of the popular village of Whalley, boasting many amenities including restaurants, boutique shops, delicatessens and a health centre. The market town of Clitheroe is a 15-minute drive away, and its amenities include a Booths supermarket and many cafés and restaurants. Both Clitheroe and Whalley have train stations, with direct hourly trains to Manchester Victoria. Clitheroe is located close to the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB), offering spectacular scenery and many walking and cycling routes.

## Services

Oil-fired central heating, mains water, electricity, and drainage.

## Tenure

We understand from the owners to be Freehold.

## 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 12.30pm

01254 828810

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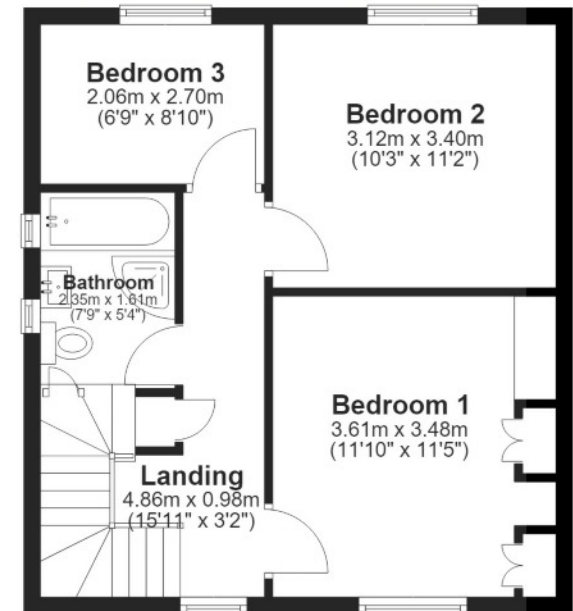
## Ground Floor

Main area: approx. 76.6 sq. metres (825.0 sq. feet)  
Plus outbuildings, approx. 27.0 sq. metres (290.8 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Main area: Approx. 119.7 sq. metres (1288.9 sq. feet)

Plus outbuildings, approx. 27.0 sq. metres (290.8 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
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