

Offers Over £1,250,000



Armitstead
Barnett

The White House, Old Langho, Blackburn, Lancashire, BB6 8HY





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- Exceptional detached family home with over 5,000 sq ft across three floors
- Six bedrooms, all with luxurious en-suites
- Three reception rooms plus living/dining kitchen & utility
- Large double garage with upper-floor gym, plus sweeping driveway
- Superb games room & covered BBQ/entertaining area
- Generous gardens to front & rear on a third-acre plot



6



6



Set within the highly sought-after Brockhall Village on a generous - acre plot, this exceptional modern family home extends to over 5,000 sq. ft. across three impressive floors. Combining luxurious interiors with superb outdoor spaces, it offers an unparalleled lifestyle for modern family living.

Ground Floor

A welcoming porch opens into a grand hallway with tiled flooring and underfloor heating throughout. The ground floor features a dedicated home office, elegant living room with wood-burning stove, and a spacious family room with media wall, bi-fold doors to the garden, and a dual-sided stove shared with the open-plan living dining kitchen - the true heart of the home. This impressive space is complemented by an artisan crafted wine room. Practical additions include a cloakroom, side hall, WC, boot room, and utility room. The kitchen, wine room and master suite are all handcrafted by the Secret Drawer.





First Floor

A stylish galleried landing leads to four double bedrooms, each with its own luxurious en-suite. The principal suite includes a bespoke dressing room, while another bedroom benefits from a dedicated dressing area. A laundry room adds convenience. A convenient first-floor laundry room completes this level.

Second Floor

Two further double bedrooms share a contemporary Jack & Jill en-suite, ideal for guests or teenagers.



Outside

A sweeping driveway and landscaped front garden provide an elegant welcome, leading to a detached double garage with a versatile upper room, currently used as a gym.

This remarkable home seamlessly blends space, style, and sophistication, offering versatile living and entertaining spaces both inside and out - a rare opportunity in one of the area's most desirable locations.



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Tucked away in the heart of the Ribble Valley, Brockhall Village is one of Lancashire's most sought-after addresses. Surrounded by rolling countryside and breathtaking scenery, it offers the perfect balance of rural tranquillity and modern convenience.

This private gated development has a welcoming, family-friendly community with a real sense of exclusivity. Scenic walks, cycle routes, and outdoor pursuits are right on the doorstep, making it ideal for those who love the great outdoors.

Old Langho itself is charming, with a traditional country pub, tiny church, and historic character, nearby are highly regarded schools—both state and independent—are close by, adding to the area's strong family appeal.





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The area is in the heart of the Ribble Valley and the nearby market town of Clitheroe is well placed for commuting offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail.



East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance. Travel distances are approximate, Blackburn 5 miles / Skipton 22 miles / Leeds 42 miles / Manchester 49 miles / Leeds Bradford Airport 35 miles / Manchester International Airport 46 miles/ Kendal and the Lake District 60 miles. M6 North and South 15 miles.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. There is underfloor heating throughout the ground floor with radiators throughout the first and second floor.

Parking allocated and number of spaces : Double garage and a driveway for numerous vehicles.

Construction Type : Brick and slate roof.

Building Safety : None known.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : None known.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None known.

Coal field / mining area : None known.

Communications :

Broadband: Ultrafast 1800Mbps available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council Council Tax Band H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///client.vintages.cork](http://client.vintages.cork)

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



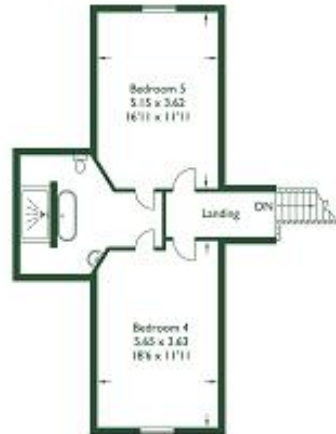
Garage Ground Floor



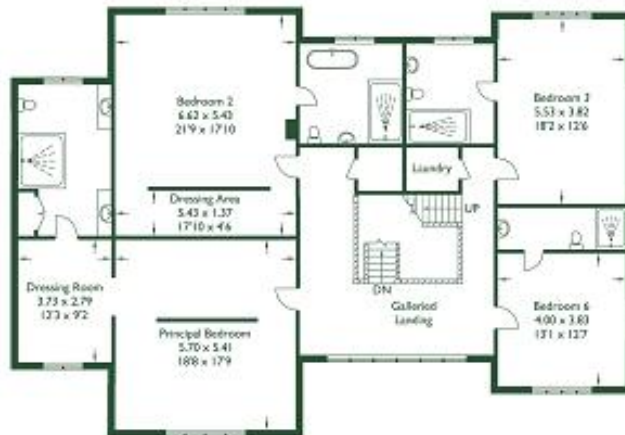
First Floor



Ground Floor



Second Floor



First Floor



Outbuilding

Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor



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