



King St. Whalley, Clitheroe BB7 9SP

Guide Price £850,000





King St, Whalley, Clitheroe BB7 9SP



4 Double
Bedrooms



3 Bathrooms



Enclosed Garden

- Grade II listed 1837 house, beautifully reimaged to combine period character with high-end contemporary design.
- Finished to an exceptional standard with premium fixtures, bespoke detailing and a practical family-friendly layout extending to 2678 sqft.
- Sought-after Whalley village location on a charming cobbled lane, close to boutique shops, cafés, restaurants and riverside walks.
- Impressive reception hall with bespoke glass staircase, stone flooring, log burner and handcrafted cabinetry.
- Elegant dining room with feature panelling, floating media unit and statement Art Deco lighting.
- Bespoke dining kitchen with Corian worktops and integrated Siemens appliances.
- Multiple reception spaces including lounge, snug, office and cloakroom, each with period features and log-burning stoves.
- Four double bedrooms including two en-suites, luxurious family bathroom.
- Double garage, courtyard garden and rear streamside patio with excellent regional transport links nearby.



A beautifully renovated and immaculately presented Grade II listed 4 bedroom house combining period charm with high-spec contemporary living, complete with detached double garage and courtyard garden in one of the Ribble Valley's most sought-after villages. This house is substantially larger than expected and inspection is necessary to full appreciate what is on offer.

This exquisite Grade II listed property dates back to 1837, but has been meticulously reimagined in recent years and now seamlessly blends period features with refined contemporary design.

The home showcases an exceptional specification throughout, with premium fixtures and fittings enhanced by bespoke finishes this property is stylish yet usable as a spacious family home extending to 2678 sqft (248.79sqm).

Tucked away on a charming cobbled lane the property enjoys immediate access to an array of independent boutique shops, artisan cafés, restaurants and traditional inns, which together with picturesque riverside location make Whalley village so desirable.

Access from the quiet street in to an impressive reception hall/sitting room, where a bespoke staircase with glass balustrade forms a striking architectural centrepiece. A Stovax log-burning stove, stainless steel designer radiator, handcrafted alcove cabinetry and stone tiled flooring combine to create a warm yet sophisticated welcome.

The elegant dining room continues the stone flooring and features a statement panelled wall, a fitted Spectral floating media unit and distinctive Art Deco-inspired lighting – an ideal setting for formal entertaining.

At the heart of the home lies a bespoke dining kitchen by Clearly Interiors, exquisitely appointed with Corian work surfaces and a comprehensive range of custom wall and base cabinetry. Integrated Siemens appliances include twin steam ovens, Wi-Fi-enabled hob with extractor, wine fridge, dishwasher, washing machine and full-height fridge and freezer. Thoughtful additions such as under-counter lighting, a concealed television, built-in breakfast bar with bench seating, exposed beams and discreet spot lighting complete this exceptional space.

Further ground floor accommodation includes a private office, cloakroom and a generously proportioned lounge featuring a panelled feature wall, exposed beams, stone flooring and a Stovax stove set within an impressive fireplace. A window seat and external access to the courtyard enhance the room's versatility. The adjoining snug offers an intimate retreat, complete with bespoke shelving, beam detailing and a further log-burning stove.





The bespoke staircase rises to a spacious landing. The principal suite is appointed with handcrafted fitted wardrobes and drawers, and benefits from a stylish en-suite featuring a floating basin, underfloor heating and wall-hung WC. The second bedroom also enjoys en-suite facilities, incorporating a walk-in shower, floating vanity unit, chrome towel radiator and contemporary sanitaryware.

Bedroom three is a generous double with a bespoke feature wall integrating concealed wardrobes, drawers and shelving. Bedroom four offers a unique layout with plenty of space for a double bed and staircase leading to a double space mezzanine sleeping platform with Velux window – an inspired and characterful space.

The family bathroom is particularly impressive in scale and finish, fully modernised to include a walk-in shower, Vitra sensor WC, Aston & Beatley freestanding egg-shaped bath, floating vanity unit, tiled walls and contemporary lighting.

Externally, across the cobbled lane, sits the fully renovated double garage, complete with tiled flooring, power, lighting, heating and electric up-and-over door – comfortably accommodating two vehicles.

To the side, a beautifully maintained courtyard garden provides a private and tranquil setting, while a charming rear patio offers an idyllic spot for al fresco drinks, with a veranda overlooking the river. A cast iron gate provides additional access to the side of the property.

Clitheroe centre is 4 miles away, offering a medical centre, swimming pool, library, golf club and varied leisure facilities. The Ribble Valley provides open countryside, the Yorkshire Dales and West Coast nearby.

The area is prosperous and desirable, with a lively social scene, a vibrant café culture, and a rich rural heritage. There are highly regarded schools, both state and independent, including nearby Stonyhurst, Oakhill College and Moorlands.

Excellent transport links place Blackburn (6 miles), Skipton (22), Manchester (30), Leeds (61), Leeds Bradford Airport (41), Manchester Airport (45), and the Lake District (60) within easy reach. The M6 is 15 miles away.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system. Additional insulation to the property has been added by the current owners and new windows.

Parking allocated and number of spaces : Double garage.

Construction Type : Sandstone with slate roof.

Building Safety : None

Restrictive Covenants : None

Listed building : The property is a Grade II listed property.

Conservation Area / National Landscapes : The property lies within a designated conservation area within the village of Whalley.

Easement, and Wayleaves or Rights of Way : Access to the side and rear of property is in the ownership of the adjacent property.

Footpaths / Bridleways : None.

Flooding: The property has **not flooded within the last 5 years**, According to the Environment Agency's website the property sits in high risk area from the River Calder. The property has flood proof doors fitted and there is a flood defence scheme in place within the village, which is extensive.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None.

Accessibility adaption information : None.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: superfast and ultrafast available in the area

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

The above information is according to Ofcom <http://checker.ofcom.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 F

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 : cookbooks.punks.unrealistic

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.

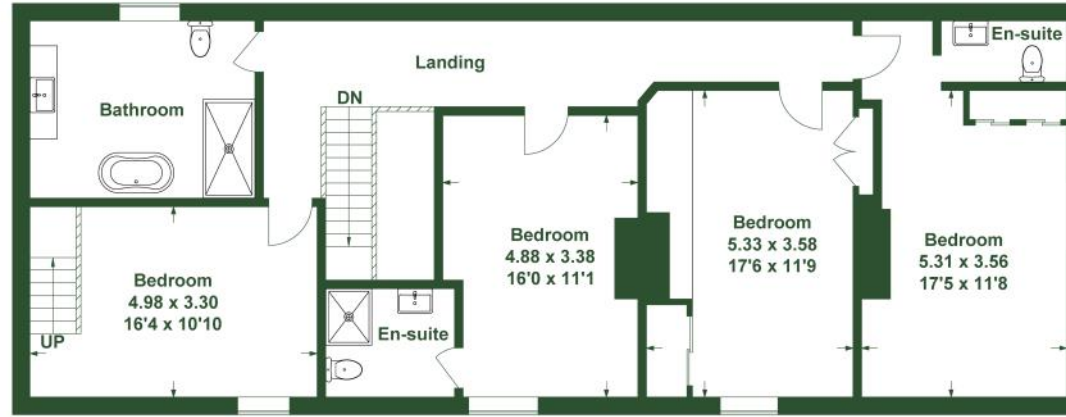
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

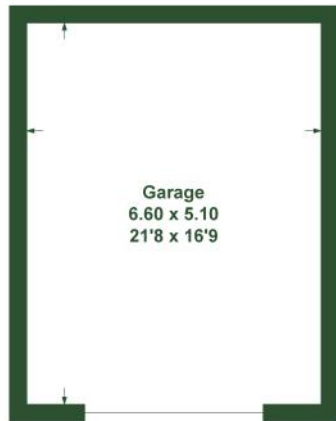


Approximate Gross Internal Area : 248.79 sq m / 2678 sq ft
 Garage : 33.66 sq m / 362 sq ft
 Total : 282.45 sq m / 3040 sq ft

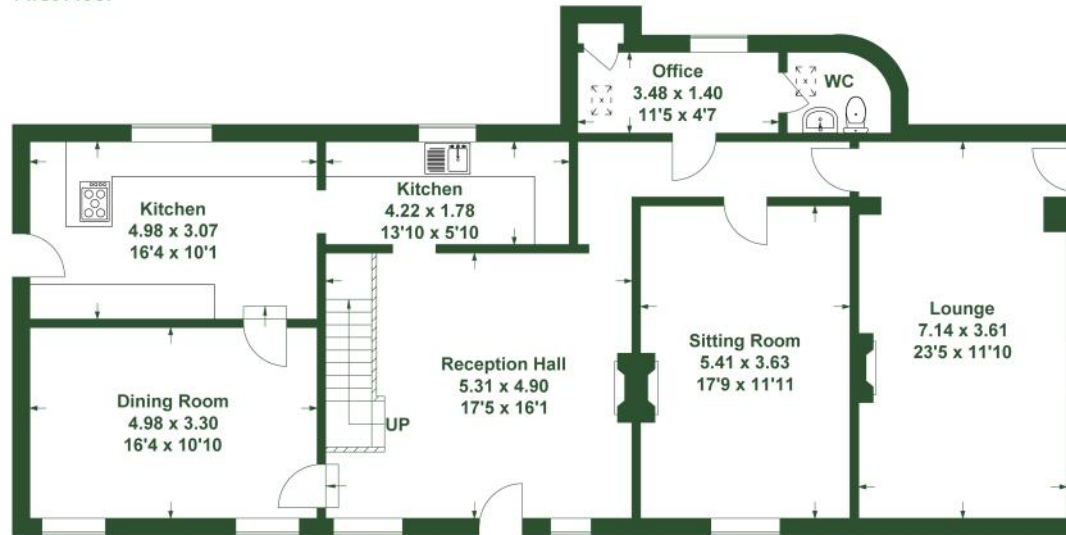
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area) and orientation are approximate.
 Produced by Lens-Media



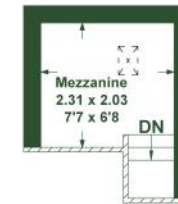
First Floor



Garage



Ground Floor



Mezzanine

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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 Armitstead 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particu-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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