



Whalley Road, Hurst Green, Clitheroe, Lancashire BB7 9QJ

Asking Price £500,000







Whalley Road, Hurst Green, Clitheroe, Lancashire, BB7 9QJ



2 Bedrooms



1 Bathroom



0 Acres

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- Detached bungalow situated in the highly desirable village of Hurst Green, near Clitheroe.
 - Enjoying superb far-reaching views across the surrounding valley and countryside.
 - Spacious accommodation extending to approximately 1,857 sq ft internally.
 - Generous sitting room with bay window and separate dining room.
 - Two well-proportioned double bedrooms and family bathroom, Kitchen with adjoining utility room and separate WC.



Superbly positioned detached bungalow in the heart of Hurst Green with breathtaking valley views. Offering generous living accommodation, together with garage and outbuildings this property offers a rare opportunity to modernise and create a stunning home in a highly desirable Ribble Valley setting. Viewing Advised.

Nestled in the sought-after village of Hurst Green, near Clitheroe, this detached bungalow occupies an enviable position with superb far-reaching views across the surrounding valley and countryside. Offering generous internal accommodation together with a range of useful outbuildings, the property presents an exciting opportunity for buyers seeking a home ready for modernisation and improvement to create a truly exceptional residence.



The accommodation extends to approximately 1,857 sq ft internally and comprises a welcoming entrance hall leading to a spacious sitting room with bay window, a separate dining room enjoying pleasant outlooks, and a fitted kitchen with adjoining utility room and WC. There are two well-proportioned double bedrooms and a family bathroom completing the ground floor layout.

To the first floor is a substantial loft area with restricted head height, offering excellent storage potential and scope for further adaptation subject to the necessary consents.



Externally, the property benefits from a detached garage, greenhouse and two separate sheds/ outbuildings, providing ample storage and workshop space. The plot enjoys attractive surroundings and outstanding open views which are a particular feature of the home.

Requiring a programme of upgrading and refurbishment, this is a rare opportunity to acquire a property in a prime Ribble Valley location with enormous potential to enhance and add value. Early viewing is highly recommended to fully appreciate the setting, views and possibilities on offer.

Hurst Green is one of the Ribble Valley's most picturesque and sought-after villages, renowned for its beautiful countryside and strong sense of community.



The area is particularly well known for its scenic walking routes, traditional country pubs and proximity to the historic Stonyhurst College estate. Residents enjoy easy access to the thriving market town of Clitheroe, approximately 6 miles away, offering an excellent range of shops, restaurants, schools and leisure facilities. The popular village of Whalley is also close by, providing boutique shops, cafés and rail links to Manchester and beyond, whilst Longridge lies within comfortable driving distance and offers further everyday amenities and independent retailers.

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil central heating system. The gas fire is fuelled by bottled gas.

Parking allocated and number of spaces : Ample parking and garage.

Construction Type : Brick with slate roof.

Building Safety : None known.

Restrictive Covenants : None.

Listed building : The property is not listed.

Conservation Area / National Landscapes : None.

Easement, and Wayleaves or Rights of Way : None.

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 flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None.

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>

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: Amitstead Bamett 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 E

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 : //angers.fillings.denser

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett 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



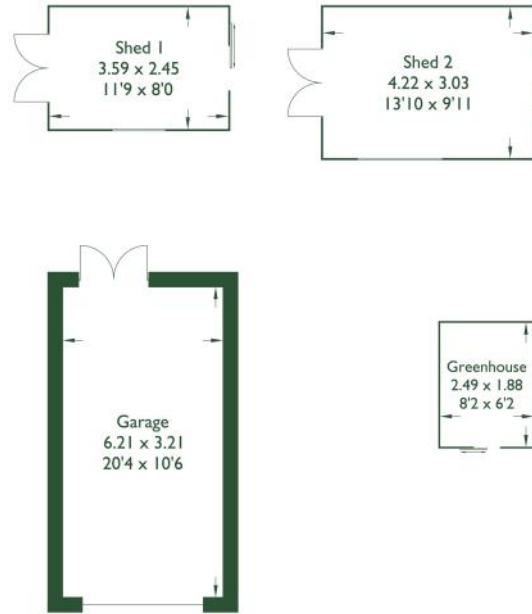
31 Whalley Road

Approximate Gross Internal Area (Including Eaves) : 172.55 sq m / 1857.31 sq ft

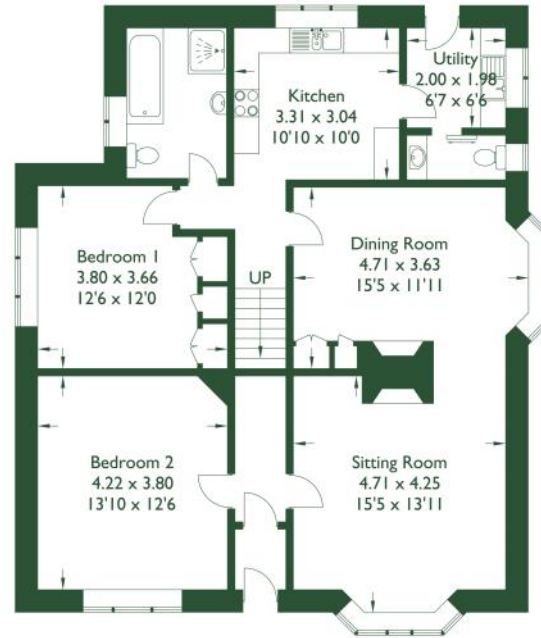
Garage : 19.93 sq m / 214.52 sq ft

Outbuildings : 26.27 sq m / 282.76 sq ft

Total : 218.75 sq m / 2354.60 sq ft

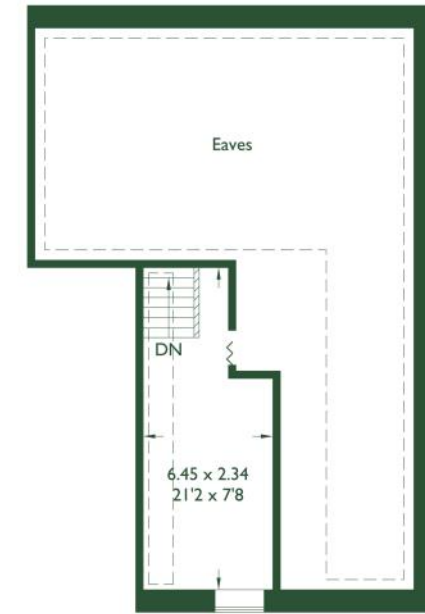


Outbuildings



Ground Floor

Restricted Head Height



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Armitstead 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 to 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 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 particulars are subject to contract.



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