



Kenyon Lane, Dinckley, Lancashire, BB6 8AN

Asking Price £750,000







Kenyon Lane, Dinckley, BB6 8AN



3 Bedrooms



3 Bathrooms



Garden

-
- Charming cottage set in an idyllic countryside location
 - Superb open views across rolling farmland and picturesque scenery
 - Three generously proportioned double bedrooms, including two with en-suite shower rooms
 - Elegant living room, spectacular dining kitchen, utility room, and dedicated study
 - Stylish two-piece cloakroom and luxurious four-piece family bathroom
 - Beautifully landscaped garden with an attractive summer house
 - Private driveway parking and recently upgraded double garage with twin electric doors
 - Ideally situated close to the River Ribble, with scenic walks, fishing clubs, and renowned restaurants nearby
 - Conveniently located within a short drive of both Clitheroe and Whalley
 - EPC Rating: C | Freehold | Council Tax Band: F



This property is not only larger than expected it is beautifully finished both in terms of decoration but also the quality of the fixtures and fittings. The house has been subject to a comprehensive overhaul in recent years with underfloor heating throughout the property, new bathrooms, external doors, full refurbishment of floor coverings and works to exterior and outbuildings.

Briefly comprising:-

Ground Floor

A charming Oak framed open porch welcomes you into the heart of the home – a magnificent dining kitchen fitted with an extensive range of bespoke handcrafted wall and base units, with newly fitted white veined Silestone work surfaces with matching upstands. At its centre sits a stunning three-oven electric AGA with twin hotplates and feature extractor, alongside integrated appliances including a dishwasher and double bowl sink with mixer tap. A central island with breakfast bar seating provides the perfect social space, Antico Karndene flooring and new rock doors to front and rear complete the room beautifully.

The adjoining utility room continues the high specification with matching cabinetry, worktops match the kitchen, plumbing for laundry appliances, sink unit, and a floor-mounted Worcester boiler.

The elegant living room is warm and inviting, centred around a feature wood-burning stove set within a beautiful stone fireplace. Oak flooring and newly installed bi-folding doors opening onto the rear terrace create a superb balance of character and modern living. A separate study, also finished with oak flooring and enjoying a pleasant front-facing aspect, offers versatile accommodation and could easily serve as a fourth bedroom if desired. A stylish two-piece cloakroom completes the ground floor.





First Floor

A feature staircase with exposed stone wall rises to a spacious landing with Velux window and walk-in storage cupboard. There are three beautifully appointed double bedrooms, each thoughtfully finished to an exceptional standard.

The impressive principal suite features oak flooring and a charming stone archway opening into a generous dressing room, which leads through to a luxurious en-suite wet room comprising a walk-in shower, vanity wash basin, dual flush WC, chrome towel rail, tiled flooring, and Velux window.

Bedroom two also benefits from oak flooring and a contemporary newly fitted en-suite shower room, while bedroom three is served by a superb four-piece family bathroom featuring a freestanding stone bath, walk-in shower, wash basin, dual flush WC, exposed stone feature wall, tiled flooring, and chrome towel rail.

Outside

To the front, and positioned across the lane, a private driveway offers ample off-road parking for up to 4 vehicles. The driveway leads to a bespoke double garage which has recently been refurbished with twin electric Hormann doors, together with power, lighting, and water supply, new flooring and external drainage, roof and render. The gardens are a true standout feature, also positioned across the lane behind the driveway they are wonderfully private and have been gently landscaped, creating a sense of peace, privacy, and connection to the surrounding landscape.

Behind the garage is, a generous Indian stone entertaining terrace with a mature planted border, there is an attractive summer house and lawned area with estate fencing which combine to create a superb outdoor environment ideal for entertaining or quiet relaxation alike.

To the rear of the property is a secluded paved terrace offers a further sheltered seating area perfectly suited to al fresco dining, this area also has an external hot and cold-water supply.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Sewerage is by way of a septic tank which is shared between 3 properties and is located on another properties land. As far as the vendor is aware, the septic tank does not comply with current regulations. The cost of emptying the tank is annually shared with neighbours.

Parking allocated and number of spaces : Double garage and driveway for up to 4/5 cars.

Construction Type : Stone construction with stone roof.

Building Safety : None

Restrictive Covenants : None known to vendor.

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

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years,

Unimplemented Planning Consents : None known to vendor.

Planning Consents affecting the property : None known to vendor.

Accessibility adaption information : None.

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

Communications :

Broadband: Provided by Boundless

Mobile signal: O2, EE, Vodaphone and 3 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 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 : [///surface.sensibly.summaries](https://www.what3words.com/surface/sensibly/summaries)

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

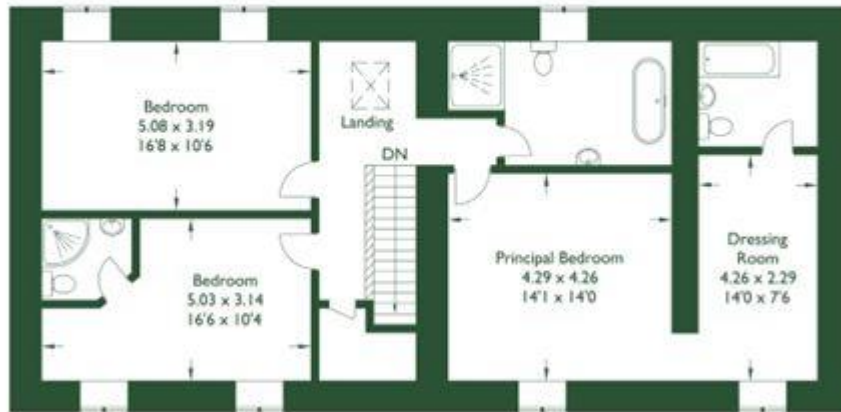


2 Greenhurst Cottages

Approximate Gross Internal Area : 187.26 sq m / 2015.65 sq ft

Garage : 33.85 sq m / 364.35 sq ft

Total : 221.11 sq m / 2380.00 sq ft



First Floor



Ground Floor



Garage

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 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 particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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