



The Grove, Whalley, Ribble Valley BB7

Offers in Region of £375,000



Occupying a highly desirable, elevated position in a peaceful yet wonderfully central part of Whalley, this spacious three-bedroom semi-detached home enjoys a superb south-facing rear garden and some truly spectacular views across the village towards Whalley Nab and the Church of St Mary.

Lovingly maintained over the years and presented in good order, the property now offers an exciting opportunity for its next owners to modernise and create a home to their own tastes. With generous reception space, three well-proportioned bedrooms, an extended kitchen area and excellent potential to further reconfigure, this is a home with considerable scope.

Perfectly suited to family life, yet equally appealing to those looking to downsize while retaining generous living space, the property combines a quiet residential setting with the considerable advantage of having Whalley village centre close at hand. The accommodation opens into a particularly spacious and welcoming entrance hallway, wider than typically expected in a property of this style and providing access to the principal ground-floor rooms.

The lounge is an excellent-sized reception room with a characterful stone fireplace incorporating an inset gas fire. Sliding doors connect the lounge with the adjoining dining room, allowing the two spaces to work particularly well for family gatherings and entertaining.

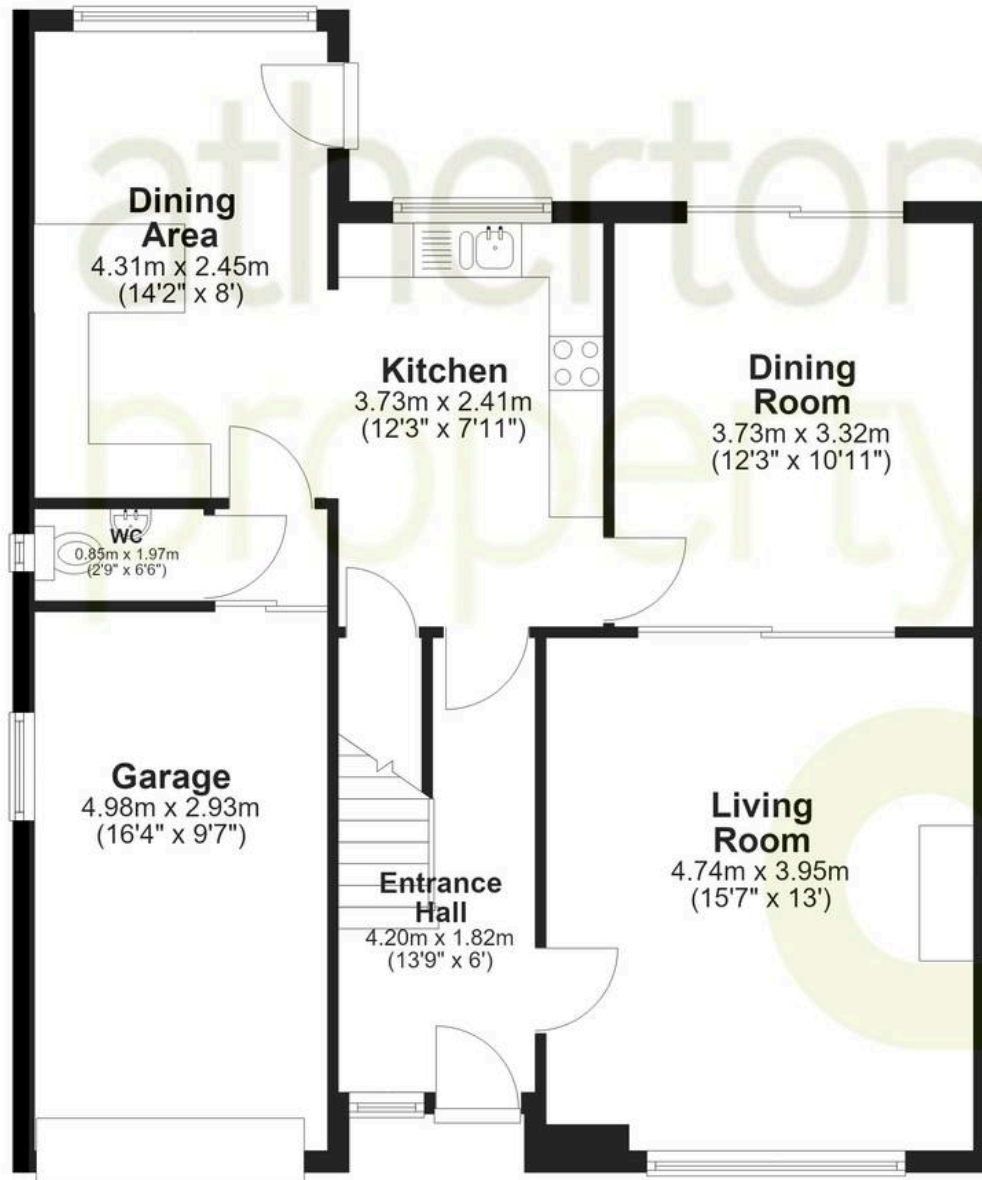
Beyond is the dining room, another generously proportioned reception space with double-glazed sliding doors opening directly onto the rear garden. Its position immediately alongside the kitchen also presents an exciting opportunity to combine the two rooms and create a substantial open-plan kitchen, dining and family space. The kitchen and dining area has been extended and currently features fitted cabinetry with wood-effect work surfaces, a breakfast bar, NEFF double oven and gas hob, together with space for a freestanding fridge/freezer. Further cabinetry within the extended section provides useful additional storage as well as a fitted breakfast bar.

An under-stairs store provides further practicality, while a return door connects back into an inner hallway with access into the attached garage and a useful two-piece ground-floor WC.



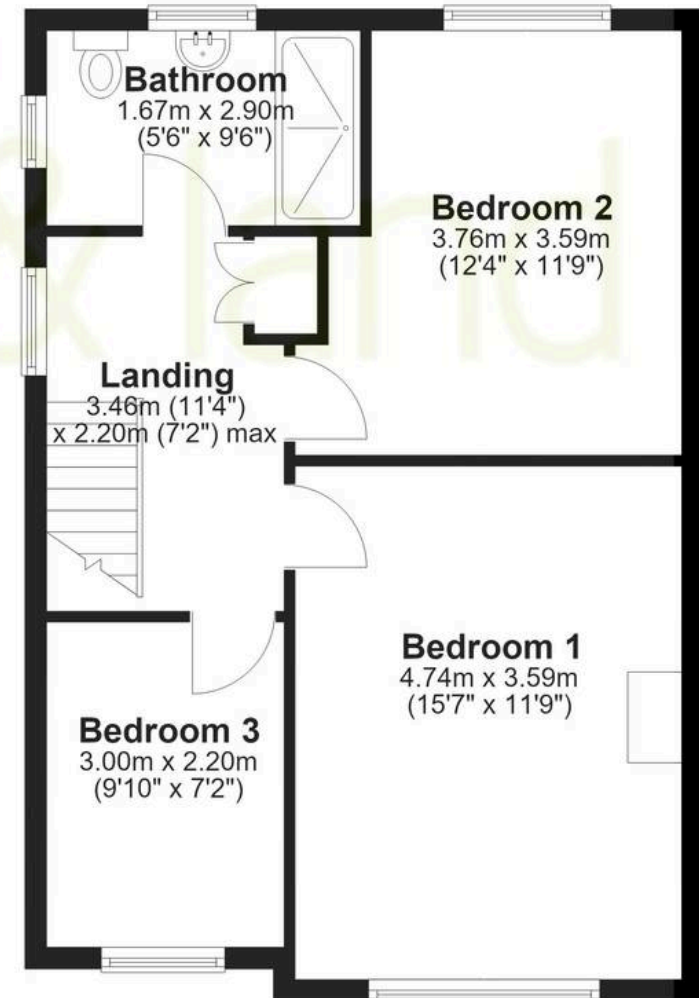
Ground Floor

Main area: approx. 62.9 sq. metres (677.5 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)



First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)

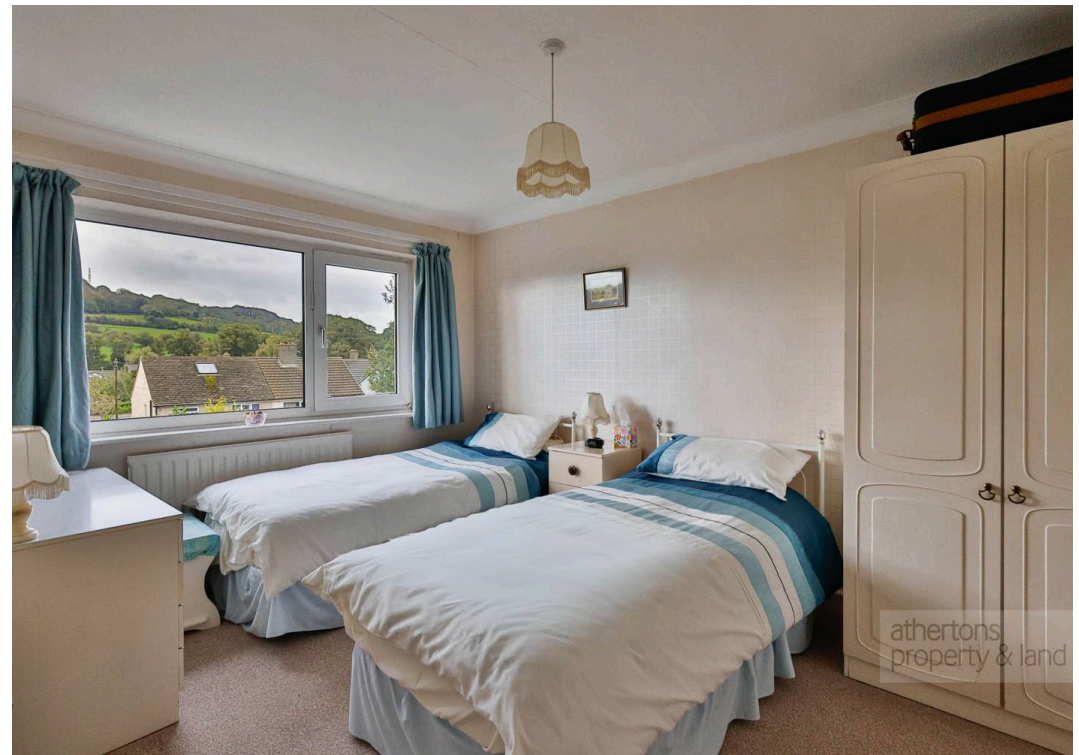


Main area: Approx. 113.1 sq. metres (1217.5 sq. feet)

Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







A spacious landing gives access to three well-proportioned bedrooms, the family bathroom, loft space and a useful cupboard housing the immersion heater. Bedroom One is a particularly generous double bedroom offering excellent proportions and plenty of space for freestanding bedroom furniture. Bedroom Two is another spacious room and enjoys one of the home's standout features – a wonderful elevated outlook across Whalley, taking in the distinctive landscape of Whalley Nab and the attractive architecture and rooftops of the village below. The third bedroom provides comfortable accommodation for a child's bedroom, guest room or home office.

Completing the first-floor accommodation is a modern three-piece family bathroom, comprising a walk-in shower with electric shower, wash basin and WC, complemented by tiled walls and flooring.

To the front, a block-paved driveway provides off-road parking and leads to an attached single garage with electric up-and-over door. A small walled garden sits alongside the driveway and offers potential to create additional parking if desired. Gated access leads around to the rear.

The rear garden is undoubtedly one of the property's defining features. Enjoying a highly desirable southerly aspect, its elevated position captures exceptional far-reaching views towards Whalley Nab and across the village, including the beautiful Church of St Mary. A paved patio provides an ideal setting for outdoor dining and entertaining, while the lawned garden is bordered by established hedging which creates an excellent degree of privacy. Sheltered, sunny and remarkably peaceful, it is a genuine sun trap from which to appreciate the wonderful Ribble Valley surroundings.

Services - All mains services are connected.

Tenure - We understand from the owners that the property is Freehold.

Council Tax - Band D.

