



stones young
PRESTIGE

1 The Rydings, Langho, Blackburn, Lancashire BB6 8BQ

£575,000 Freehold

FOR SALE



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PRESTIGE



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Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

****PRESTIGE PROPERTY**STUNNING FIVE BEDROOM PROPERTY IN THE RIBBLE VALLEY**** This impeccable property located on an enviable plot provides a unique opportunity to own the perfect family home. Situated at the front of the estate, the property enjoys a superb outlook over the fields to the front with uninterrupted views towards Longridge Fell. The Rydings is a perfect place for family living with spacious accommodation, large gardens, plenty of outside space, parking and even playing fields for children just a stones throw away. Transport links are plentiful on the Rydings with the A59 providing easy access through the Ribble Valley and toward the M6, Langho train station is just a few minutes drive, and regular busses run from the estate through from Preston to Clitheroe including school busses to Ribble Valley schools.

Entering through the front door, you are greeted by a welcoming hallway which provides access to each of the downstairs rooms. The spacious lounge is located at the back of the property offering a peaceful place to relax where you can enjoy the outlook on to the rear garden. Double doors and dual aspect windows provide plenty of light to accompany the lovely decor making it an ideal sitting room. Sat adjacent is the beautifully designed and finished kitchen diner which is host to a large dining table, breakfast bar, integrated appliances along with plenty of worktop and cupboard space making it a great place for family life or entertaining. The kitchen diner even has the potential to extend! Located at the front of the property, is the perfect home office with characterful bay window and space for two desks. Completing the downstairs accommodation is the WC which was fit just last year and completed to the highest of standards with lovely tiles, heated towel radiator, sink and toilet.

Leading upstairs, there is a spacious landing providing access to each of the bedrooms which provides a real sense of space, with feature light fitting that sits central to stairs. Above the garage is the incredible master suite complete with space for a king size bed, a high quality en suite which includes a vast walk in shower, fitted wardrobes and space for a dressing table. Bedroom two enjoys views over the rear garden, space for a king size bed and is even finished with it's own shower enclosure and sink.

Bedrooms three and four are good sized double bedrooms and present excellent spaces for dressing tables, wardrobes and bedside tables. The fifth bedroom is a single room but has previously hosted a 3/4 bed and is now currently utilised as a dressing room but could also act as an office. Upstairs is completed by the incredible three piece family bathroom with freestanding bath and walk in shower. The quality of the finish that this property has to offer can not be underestimated.

Externally, the front garden and driveway provide an open aspect ensuring a premium feel to this lovely family home. The driveway provides parking for four cars where you will even find an electric car charging point and outdoor sockets. The gardens to the front and rear are both massive selling points as they make great spaces for children to play and present more space to accommodate a large family or entertaining. The double garage has space for vehicles, masses of storage, utility space or even the potential to convert into an extra living space. This versatile property has been a joy for the current owners and would make a dream family home for any family looking to settle in the Ribble Valley

FEATURES

- Driveway Parking for Several Cars
- Large Double Garage
- Stunning Five Bedroom Family Home
- Large Master Bedroom with Fitted Wardrobes and En-Suite
- Beautiful Brand New Bathrooms, En-Suite and WC
- Ideal Office Space
- Beautifully Decorated Throughout
- On a Water Meter
- Council Tax Band G





ROOM DESCRIPTIONS

Ground Floor

Hallway

Karndean flooring, stairs to first floor, panel radiator, phone point

Lounge

19' 04" x 13' 00" (5.89m x 3.96m)
Carpet flooring, feature gas fireplace with marble hearth and wood surround, ceiling coving, double doors two uPVC double glazed windows, two uPVC double glazed frosted windows two panel radiators TV point,.

Study

11' 11" x 07' 00" (3.63m x 2.13m)
Carpet flooring, uPVC double glazed bay window, panel radiator, TV point, phone point.

Kitchen Diner

Kitchen

11' 10" x 11' 05" (3.61m x 3.48m)
Range of wall and fitted base units with contrasting granite worksurfaces, American fridge freezer, integrated Siemens microwave, induction hob with extractor fan, integrated double oven, stainless steel one and a half sink with hot tap and waste disposal, integrated dishwasher, breakfasty bar, ceiling spotlights, Karndean flooring, plinth lights, two uPVC double glazed windows, two panel radiators, TV point,.

Dining Area

12' 03" x 11' 07" (3.73m x 3.53m)
Karndean flooring, ceiling spotlights, uPVC double glazed French doors to rear garden, designer radiator

Bathroom

04' 07" x 04' 05" (1.40m x 1.35m)
Two piece suite in white with WC and sink with mirror and backlight, marble tiled flooring, marble tiled floor to ceiling, heated towel rail, uPVC double glazed frosted window

Double Garage

17' 11" x 17' 11" (5.46m x 5.46m)
Two electric up and over garage doors, plumbed for washing machine and tumble dryer, rear door to garden, lighting, potential to covert, double glazed window, TV point

ROOM DESCRIPTIONS

First Floor

Hallway

Carpet flooring, uPVC double glazed window, loft access.

Bedroom 1

17' 11" x 17' 02" (5.46m x 5.23m)
Carpet flooring, fitted wardrobes with spotlights, fitted dressing table, three uPVC double glazed windows, two panel radiators, TV point, phone point

En Suite

09' 10" x 07' 09" (3.00m x 2.36m)
Two piece in white with large mainsfed shower, WC, sink, ceiling spotlights, extractor fan, marble tiled flooring, marble tiled floor to ceiling, heated towel radiator, uPvc double glazed frosted window.

Bedroom 2

13' 03" x 11' 07" (4.04m x 3.53m)
Carpet flooring, uPVC double gazed window, panel radiator, TV point.

Shower Room

Shower enclosure and sink, extractor fan, carpet flooring

Bedroom 3

12' 10" x 08' 10" (3.91m x 2.69m)
Carpet flooring, uPVC double glazed window, panel radiator

Bedroom 4

13' 02" x 10' 09" (4.01m x 3.28m)
Carpet flooring, uPVC double glazed window, panel radiator, TV point

Bedroom 5

11' 05" x 08' 02" (3.48m x 2.49m)
Carpet flooring, uPVC double glazed window, panel radiator, TV point

Bathroom

09' 01" x 07' 09" (2.77m x 2.36m)
Three piece suite in white with freestanding bath, shower tray with glass screen, floating sink in vanity unit, WC, marble tiled flooring, marble tiled floor to ceiling, ceiling spotlights, heated towel radiator, uPVC double glazed window

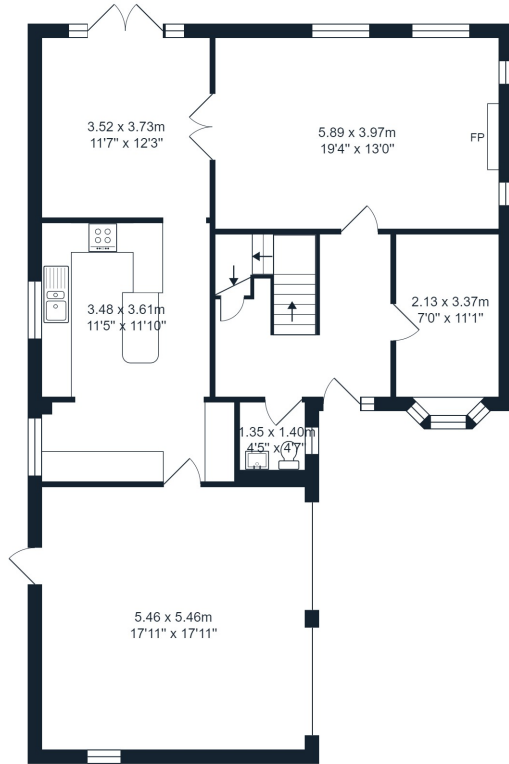
Storage Cupboard

Housing water tank and space for laundry room

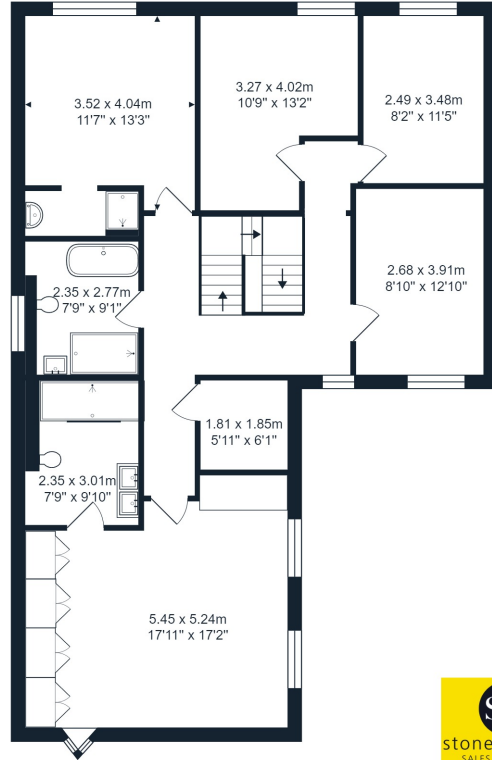




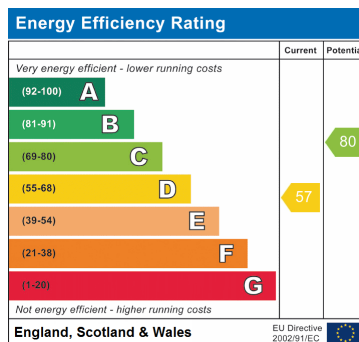
FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

