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Smalleys Farm, Whalley Old Road, Billington

Spacious detached house with stunning views and land
£695,000



- 4 bedrooms plus a study
- Fantastic panoramic open views
- Approximately 7 acres of land
- Lovely gardens, double garage
- Fantastic potential
- 2,337 sq ft plus 812 sq ft cellar

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SMALLEYS FARM BILLINGTON

Occupying a stunning elevated position, this spacious detached dormer bungalow enjoys breath taking panoramic views across the Ribble Valley. Set within beautifully maintained gardens and land totalling approximately 7.26 acres, the property offers a rare combination of privacy, space and outstanding scenery.

The accommodation is arranged over three well planned floors. On the ground floor, a spacious entrance hall leads to a bright and airy through lounge and dining area, flowing seamlessly into the kitchen — all enjoying the fabulous open views. Also on this level are two well proportioned bedrooms, a study, and a house bathroom, making the layout ideal for flexible family living. The first floor features a large landing with extensive fitted storage, leading to a superb master bedroom with a generously sized en-suite bathroom, alongside an additional double bedroom.

The lower ground floor offers highly practical space, including utility areas, a W.C, hobbies room and additional storage rooms, with direct access out to the gardens — perfect for multi generational living, hobbies or home working.

Outside, the house is approached by a large gravelled driveway with generous parking and turning space, the property also benefits from a detached double garage. The house is surrounded by immaculately landscaped gardens to the front, sides and rear, providing several seating areas from which to enjoy the extraordinary views. Beyond the formal gardens lies surrounding land and woodland, the whole plot measures approximately 7.26 acres. This is a rare opportunity to acquire a substantial home in an enviable position, combining versatility, privacy and some of the finest views the Ribble Valley has to offer.

LOCATION: From Whalley centre continue over the bridge and up the hill towards Billington. Take the hair-pin bend on the left onto Painterwood and drive up the hill for approximately 1 mile and turn right onto the private road, the property is the second house on the right. For the exact location use what3words: [///callers.become.boardroom](https://www.what3words.com/callers.become.boardroom)

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

OPEN PORCH: with entrance through front door with window to either side, spacious entrance hall with staircase off to first floor.

LOUNGE AND DINING AREA: 4.2m x 9.3m (13'11" x 30'6"); open plan lounge and dining area with dual aspect with windows to front, side and rear. Lounge area with solid wood parquet flooring, feature exposed stone wall housing fireplace with cast-iron log burning stove sat on stone flag hearth, television point and dining area with open views.

KITCHEN: 3.6m x 4.4m (11'11" x 14'4"); with a fitted range of wood wall and base units with complimentary laminate work surface and tiled splash back, one and a half bowl stainless steel sink unit with mixer tap, integrated double oven, four ring ceramic hob with extractor over, built-in shelving, staircase to lower ground floor.

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BEDROOM TWO: 4.8m x 3.6m (15'10" x 11'9"); with coved cornicing, built-in wardrobes with storage cupboards over and fitted sink with chrome taps.

BEDROOM THREE: 3.6m x 3.6m (11'11" x 11'11").

STUDY: 3.6m x 3.7m (11'9" x 12'0"); with excellent elevated views across the Ribble Valley.

BATHROOM: 3.1m x 2.6m (10'0" x 8'8"); with a 4-piece suite comprising low suite W.C with pushbutton flush, pedestal wash handbasin with chrome taps, corner bath with chrome mixer tap with fitted shower enclosure and part tiled walls.

FIRST FLOOR:

LANDING: large landing with ample fitted storage including built-in wardrobes with sliding doors, a range of storage cupboards, dressing table and built-in shelving.

BEDROOM ONE: 4.6m x 3.9m (15'2" x 12'9"); with a range of fitted bookcases, built-in mirrors, feature spotlighting, window to rear with fantastic, elevated views.

ENSUITE SHOWER ROOM: 4.2m x 5.2m (13'7" x 17'2"); a spacious shower room with low suite W.C with pushbutton flush, bidet with chrome mixer tap, vanity sink unit with chrome mixer tap, storage cupboards under, vanity mirror over with feature spotlight, large walk-in shower with fixed glass panel, part tiled walls, tall chrome heated ladder-style towel rail, a range of built-in storage dressing table and drawers and walk-in eaves storage cupboard.

BEDROOM FOUR: 3.5m x 3.2m (11'7" x 10'5"); with attractive open views.

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LOWER GROUND FLOOR:

Extensive range of cellar storage rooms with half glazed PVC door opening onto rear garden. Oil central heating boiler, utility space, hobby space, storage space. This could be further converted to create extra accommodation.



OUTSIDE: The property is approached by a private road leading to large gravel parking and turning area, there is a detached double garage with up and over doors, good sized landscaped gardens mainly laid to lawn to both sides of the house and to the rear with mature hedging and planting. The rear garden has steps down to a lawn with well stocked planting borders, ornamental pond and paved patio area and offers stunning elevated views of the Ribble Valley, there are also two greenhouses. The property comes with a woodland area to the front and side and field to the rear with a total area of land and measures approximately 7.25 acres.

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HEATING: Oil fired central heating system complimented by sealed unit double glazing.

SERVICES: No gas is available in this location, private septic tank drainage, mains electric and mains water.

TENURE: Freehold.

COUNCIL TAX BAND F.

EPC RATING: E

VIEWING: By appointment with our office.



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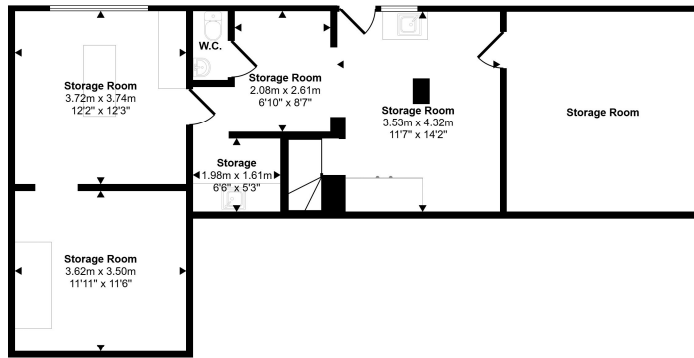
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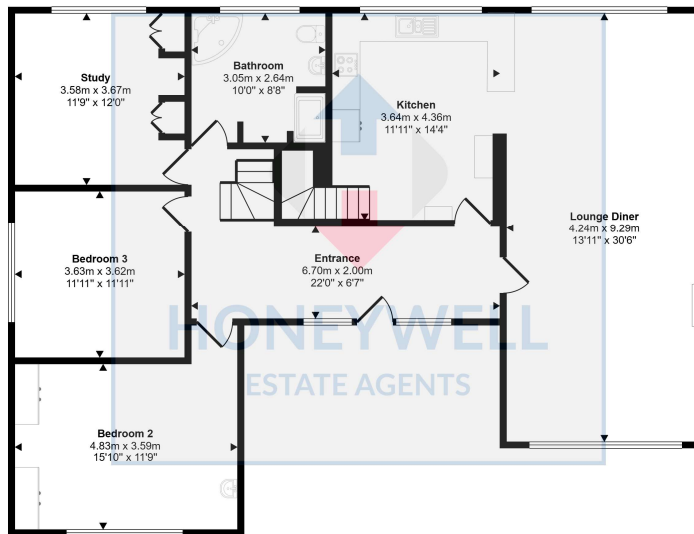
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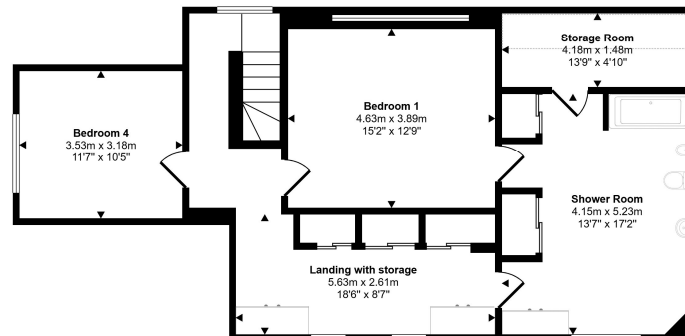
Approx Gross Internal Area
293 sq m / 3149 sq ft



Lower Ground Floor
Approx 75 sq m / 812 sq ft



Ground Floor
Approx 132 sq m / 1423 sq ft



First Floor
Approx 85 sq m / 914 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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