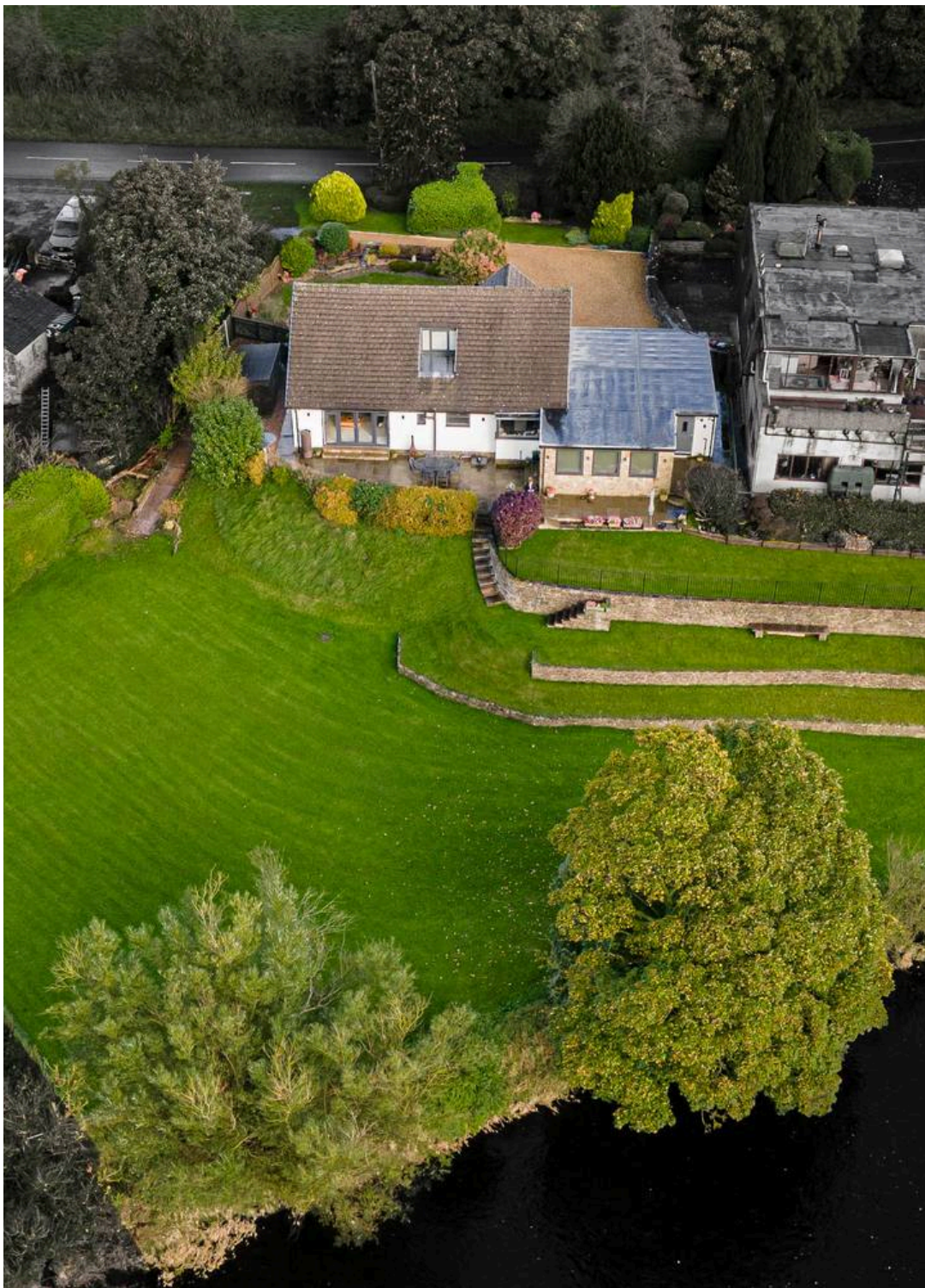




Willow Croft, Sawley, Ribble Valley BB7

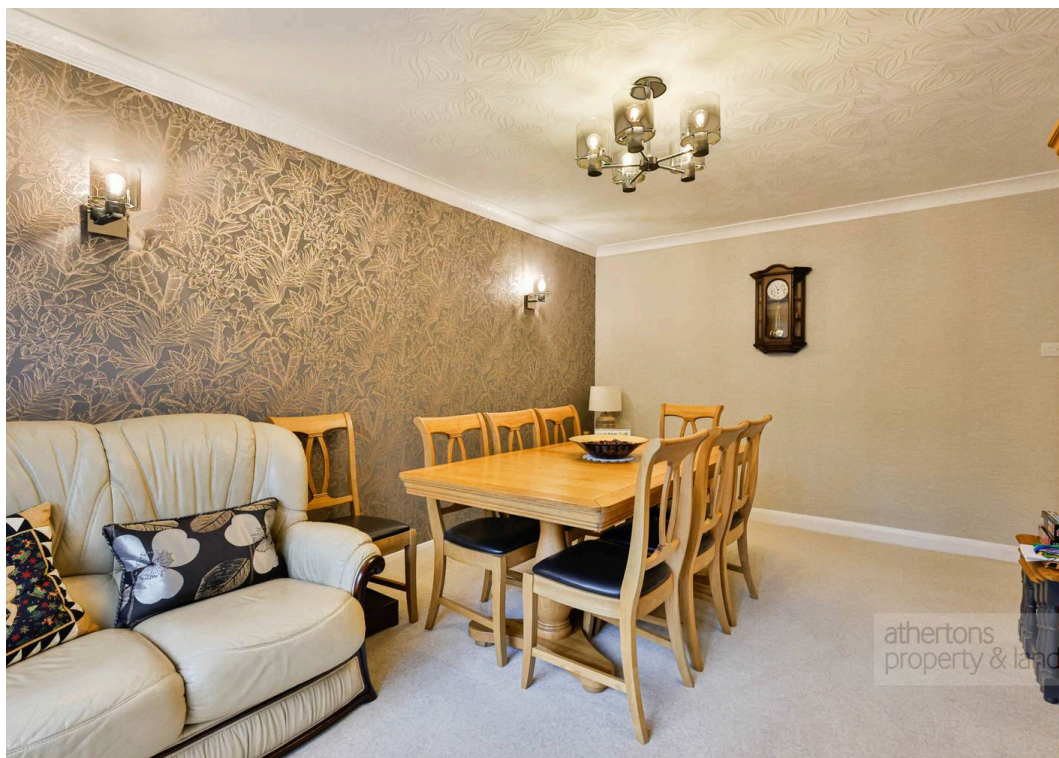
£800,000





Occupying an idyllic riverside position adjoining the River Ribble, Willow Croft is a beautifully presented stone facade and rendered finish detached bungalow, standing within approximately half an acre of mature gardens and enjoying truly breathtaking views across the river and surrounding Ribble Valley countryside. The property has been substantially extended and refurbished by the current owners and is presented in fantastic condition throughout. Offering an exceptionally versatile arrangement of accommodation, Willow Croft provides four double bedrooms with the flexibility to create a fifth, with bedrooms positioned across both the ground and first floors. This adaptable layout makes the property equally well suited to families, downsizers or those looking for generous guest accommodation or dedicated home-working space. A glazed entrance porch with tiled floor opens into a spacious L-shaped reception hallway, with useful storage and a staircase rising to the first floor. To the front is a versatile dining room, currently providing additional reception space but equally capable of forming a fifth bedroom if required. The fitted kitchen is well appointed with a good range of cabinetry, quartz work surfaces and a central island. Quality integrated appliances include Neff ovens, combination microwave and induction hob, together with an integrated fridge/freezer and Siemens dishwasher. Tiled splashbacks complete the contemporary finish, while the kitchen flows openly into the adjoining sitting room. Forming part of the property's extension/garage conversion, the sitting room is an outstanding everyday living space, with extensive glazing designed to take full advantage of the remarkable setting. Triple windows frame spectacular views towards the River Ribble, while French doors open directly onto the flagged patio and gardens beyond, creating a wonderful connection between the house and its surroundings. An inner hallway provides access to a two-piece cloakroom/WC, utility room and integral double garage. The utility room offers fitted storage, a sink, plumbing for a washing machine and dryer, boiler and external access.

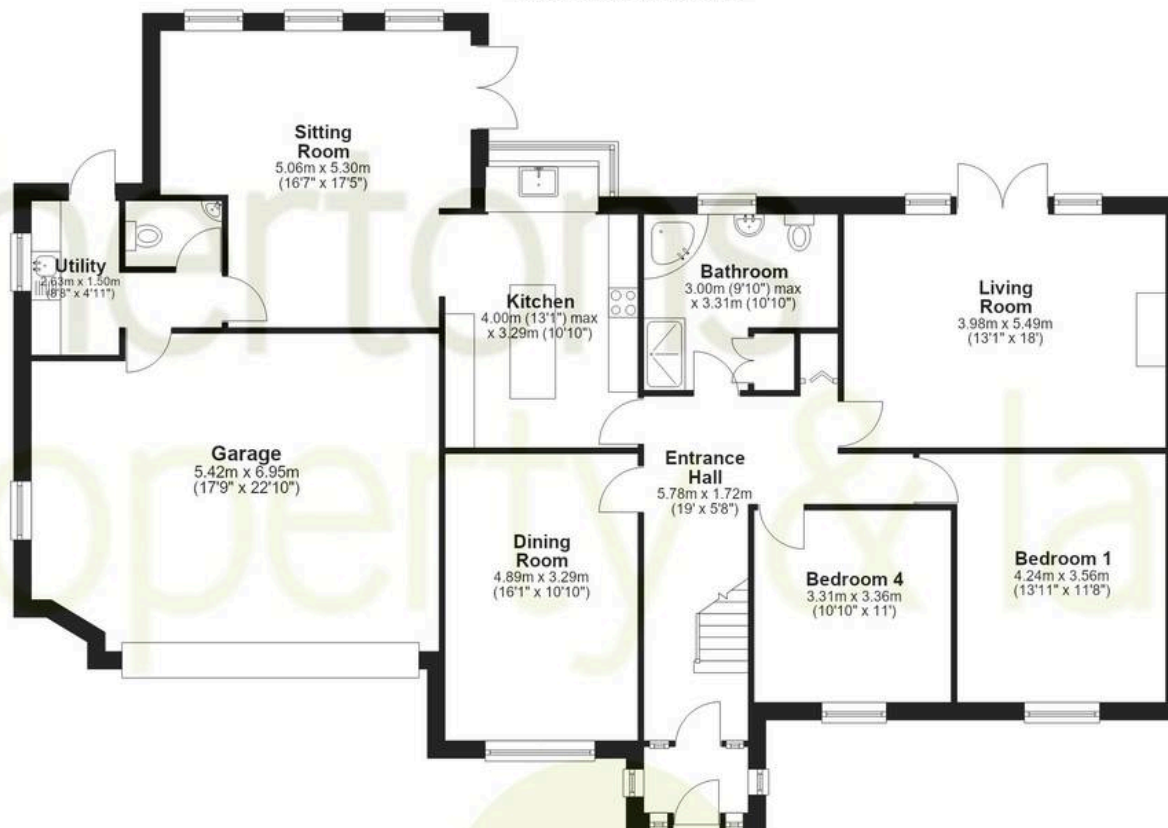




Ground Floor

Main area: approx. 139.6 sq. metres (1502.7 sq. feet)

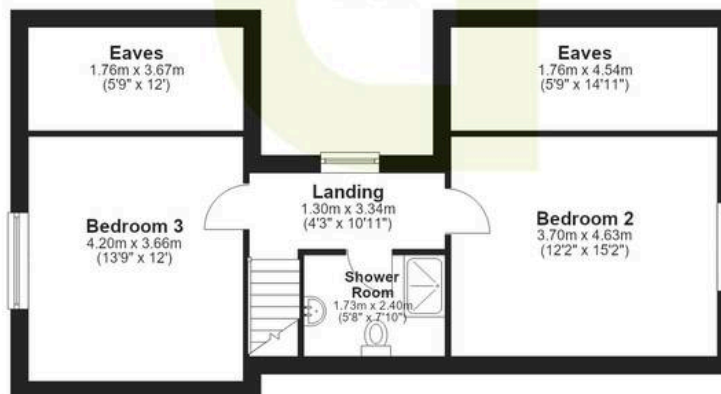
Plus garages, approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.7 sq. feet)

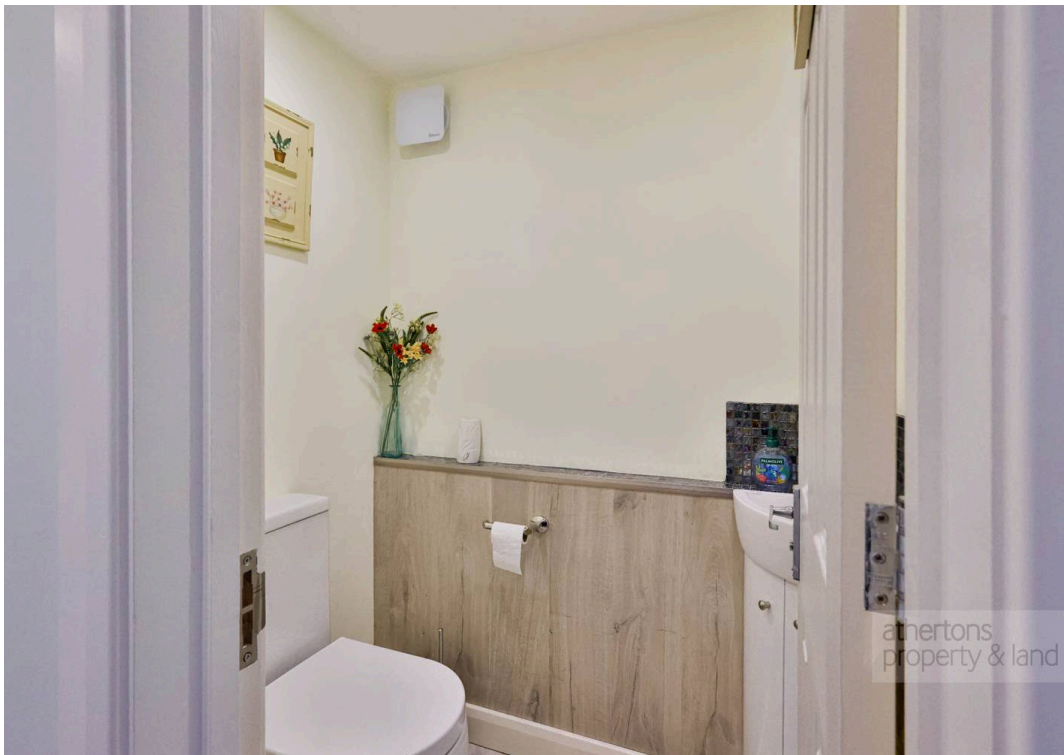
(excluding Eaves)

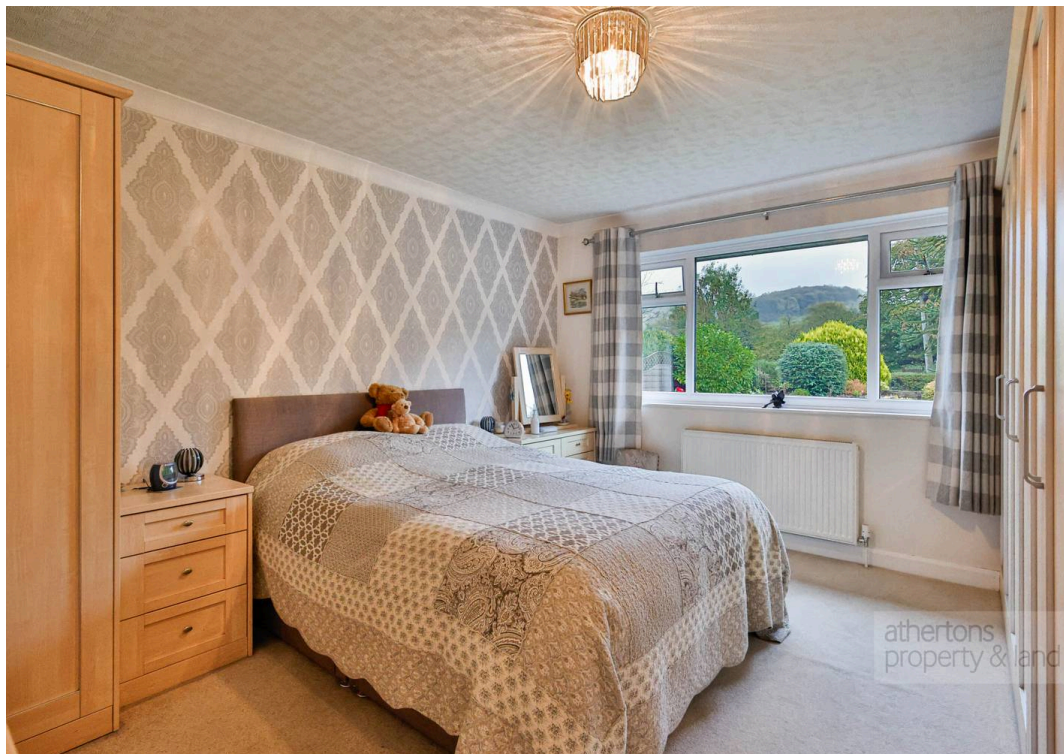
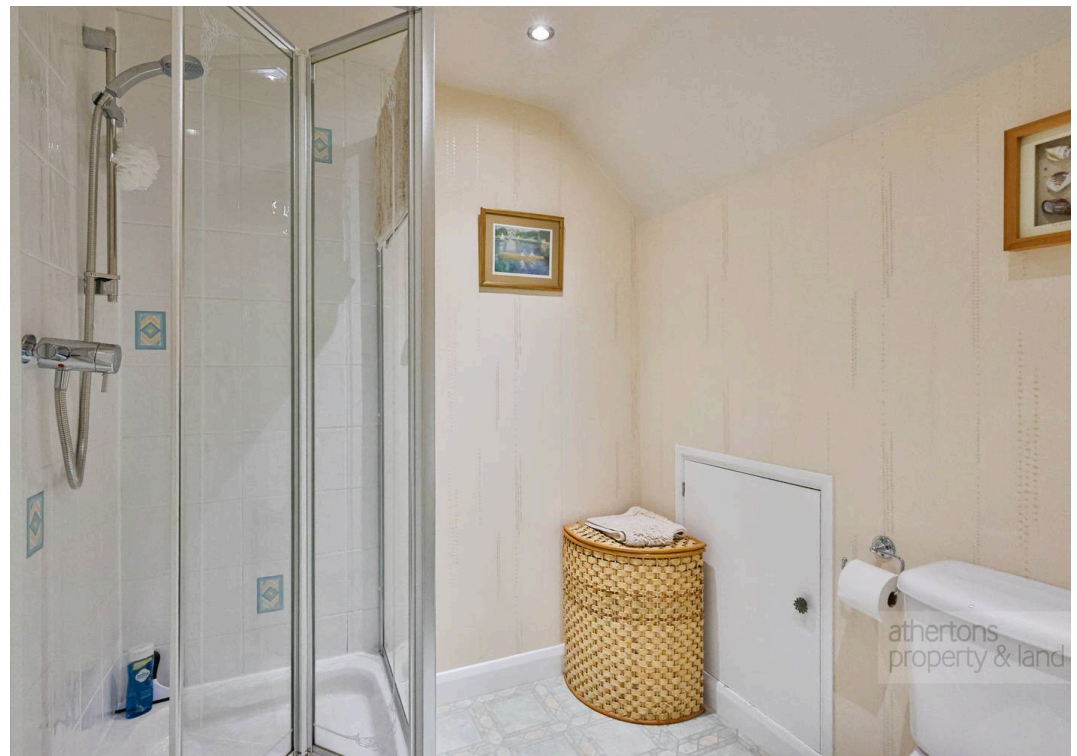


Main area: Approx. 191.6 sq. metres (2062.4 sq. feet)

Plus garages, approx. 36.1 sq. metres (388.3 sq. feet)

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







The principal ground-floor bedroom is a generous double bedroom with an extensive range of fitted bedroom furniture. Further ground-floor accommodation includes another double bedroom, presently utilised as a home office, demonstrating the versatility of the accommodation. Serving the ground-floor bedrooms is a well-appointed four-piece family bathroom, complemented by tiled walls and a useful airing cupboard. To the first floor, the landing enjoys attractive elevated views and gives access to two further double bedrooms, both benefiting from useful eaves storage. A three-piece shower room serves the first-floor accommodation, making this level particularly well suited to children, guests or visiting family.

Externally, Willow Croft is every bit as impressive as the accommodation within. The property occupies a generous raised position extending to approximately 0.5 acres, with beautifully maintained gardens extending down towards the River Ribble. The setting is quite exceptional, combining the River Ribble, open countryside and mature trees to create a wonderfully peaceful and picturesque environment. Fishing rights are held by the local angling club. Immediately to the rear is a sweeping flagged patio, providing an exceptional setting for outdoor dining, entertaining or simply enjoying the remarkable outlook. Mature planted borders complement the landscaped gardens, with terraced lawns and stone steps descending through the grounds to a substantial lower lawn adjoining the tree-lined riverbank.

To the front, the property is approached from a private road onto a substantial gravelled driveway, providing ample off-road parking for several vehicles and access to the integral double garage. Attractive walled boundaries, a lawned front garden and established mature planting create an appealing and private approach to this impressive home. An integral double garage provides excellent additional parking and storage and is approached through a wide double garage door. The garage also benefits from an EV charging point.



athertons
property & land





Athertons Property & Land

53 King Street, Whalley – BB7 9SP

01254 828810 • whalley@athertons-uk.com • www.athertons-uk.com/