



3 The Stables Withgill Fold, Withgill

£515,000 Freehold

Stunning 4-bed, 3-storey barn conversion in unique rural hamlet of Withgill Fold with well appointed modern comforts, landscaped garden, expansive additional paddock, garage, parking and scenic long distance views.

Countryside living close to Whalley and Clitheroe.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



This impressive three-storey mid row barn conversion offers a rare opportunity to enjoy countryside living within the tranquil rural hamlet of Withgill Fold. Thoughtfully designed to combine character with modern comfort, the property features four excellent, flexible bedrooms, complemented by both a stylish three-piece shower room and a family bathroom. The light-filled living kitchen diner forms the heart of the home, offering ample space for entertaining and every-day family life, while a separate utility and two-piece cloakroom add practical convenience. The first-floor lounge is a true highlight, providing beautiful, elevated outlooks that capture the stunning long-distance views, and aspects from the front of the home towards Kemple End. Superbly presented throughout, the home boasts quality finishes and an inviting atmosphere, making it both unique and hugely appealing. With its delightful setting just a short drive from Whalley, Clitheroe, and the renowned Stonyhurst College, this property offers an exceptional blend of countryside seclusion and accessibility.

The outside space is equally impressive, with the property set amidst open countryside and occupying a generous plot. The beautifully landscaped rear garden features a formal lawn and a spacious patio area, ideal for outdoor dining or relaxation. Beyond this, a substantial separate paddock (laid to lawn and complete with a timber store and water supply) provides superb potential for further garden development or recreational use, perfect for families, gardening enthusiasts, or those seeking further outdoor versatility. The large garage (with power, water, and mezzanine storage) ensures ample space for a vehicle and equipment, while the communal courtyard and visitor parking enhance the sense of community within Withgill Fold. The grounds are perfectly positioned to make the most of the breathtaking rural views, offering a superb retreat in a truly picturesque setting. This property represents a unique opportunity to secure a beautifully presented home with exceptional outside space, all within easy reach of local amenities and the stunning Ribble Valley countryside.



Entrance Porch

External hardwood double glazed front door, built in storage cupboard with hanging space for coats, Amtico tiled flooring, panel radiator, internal wood glazed door.

Hallway

Amtico tiled flooring, panel radiator, spindle staircase leading to first floor.

Cloakroom

2-pce white suite, low level w.c., hand wash basin, tiled flooring, panel radiator, tiled splashback.

Utility Room

Fitted wall and base units with laminate worktops, tiled splashback, sink drainer unit, Worcester gas central heating boiler, plumbing for washing machine panel radiator, Amtico tiled flooring, hardwood double glazed window with attractive aspects.

Living Dining Kitchen

Light and airy open space with an array of fitted wall, base and drawer units and contrasting worktops, tiled splashback, Belling dual fuel range cooker and hob (newly fitted April 2026), extractor filter canopy over, sink drainer unit with mixer tap, built in dishwasher, space for fridge freezer, Amtico tiled flooring, panel radiator, TV point, recessed spotlights, hardwood double glazed window and external double glazed door with attractive aspects over garden.

Landing

Spindle balustrade and staircase to 2nd floor, panel radiator.

Lounge

Stunning first floor living room, hardwood double glazed windows with stunning views across garden and neighbouring meadow, decorative inset fireplace with beam over and stone hearth, shelving and cupboard in alcove area, TV point, panel radiator, wall light points.

Bedroom Two

Double room, carpet flooring, fitted wardrobes, cupboards and desk area, panel radiator, hardwood double glazed window with beautiful countryside views across towards Kemple End.

Shower Room

3-pce white suite, low level w.c., pedestal wash basin, tiled splashback, shower enclosure with rainfall shower, body jets and additional thermostatic shower, wood style flooring, panel radiator, extractor fan, hardwood double glazed window.

Second Floor Landing

Loft access with fully boarded area and ladder.

Bedroom One

Light filled double room, carpet flooring, panel radiator, fitted wardrobes and shelving, velux window with attractive elevated rural views.

Bedroom Three

Double room, carpet flooring, fitted wardrobes, panel radiator, velux window with stunning aspects across adjoining meadow.

Bedroom Four

Flexible bedroom, carpet flooring, panel radiator, velux window with stunning elevated views.

Bathroom

Attractive 3-pce white suite, bath with panelled surround and mixer tap, pedestal wash basin, low level w.c., panel radiator, part wood panelled walls, extractor fan.

Additional Information

Services - Mains supplies of water and electricity. Drainage is to a shared septic tank. Liquid propane gas. The property has LPG central heating to panelled radiators from a Worcester boiler. Council tax is payable to RVBC Band F. We are advised the tenure is Freehold. There is a communal charge of approximately £450.00 per annum for the maintenance of common areas. Ask for further details.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m
1480 ft²
Reduced headroom
46 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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