



Higher Road, Longridge, Preston, Lancashire, PR3 2YX

Asking Price £1,700,000







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4 Bedrooms



3 Bathrooms



1.43 Acres

-
- Exceptional stone-built barn conversion in an elevated Ribble Valley setting.
 - Panoramic countryside views with landscaped south-facing gardens.
 - Approx. 5,091 sq ft including detached double garage and plant room.
 - Four double bedrooms, two en suite, plus stylish family bathroom.
 - Impressive open-plan living spaces with lounge, games/bar room and gym.
 - Bespoke kitchen, study, 1.43-acre plot, paddock and electric gated entrance.



Occupying a spectacular elevated position above Longridge within the Forest of Bowland National Landscape, this exceptional detached stone-built barn conversion enjoys panoramic long-distance views across the Ribble Valley and surrounding countryside.

Set behind electric gates and approached via an expansive gravel driveway, the property offers an outstanding combination of character, scale and lifestyle, extending to almost 5,100 sq. ft including the detached double garage and plant room.



Beautifully presented throughout, the property blends traditional craftsmanship with luxurious contemporary living. Exposed stonework, vaulted ceilings, substantial timber beams and bespoke finishes sit seamlessly alongside high-quality modern upgrades. Since acquiring the property, the current owners have continued to invest in the property with the creation of the detached double garage, extensive garden landscaping to create patios, dry stone walling and a gated entrance, resulting in a home of exceptional quality both inside and out.





The welcoming double-height reception hall creates an immediate sense of grandeur, centred around a striking oak staircase and galleried landing. The principal lounge is a superb entertaining and family space, featuring exposed beams, a substantial stone fireplace with inset stove and multiple windows framing the far-reaching views. Flowing naturally from the lounge is a dedicated games and bar room with space for a full-size pool table, while a separate gym provides further versatility for modern family living.



At the heart of the home is an impressive open-plan dining kitchen fitted with bespoke cabinetry, quality integrated appliances, central island and ample space for informal dining and entertaining. A separate dining room offers a more formal setting, whilst a private study provides an ideal work-from-home space. A utility/plant room and downstairs WC complete the ground floor accommodation.



To the first floor, the spacious galleried landing overlooks the dramatic entrance hall below and leads to four generous double bedrooms. The superb principal suite enjoys stunning elevated views alongside a walk-in wardrobe and luxurious en suite bathroom. A second bedroom also benefits from en suite facilities, whilst the remaining bedrooms are served by a stylish family bathroom. There is a useful storage room on the first floor which could be converted to an ensuite if desired. In addition there are two useful boarded loft spaces with ladder access provide excellent additional storage.



Externally, the property is equally impressive. The south-facing gardens enjoy sunlight throughout the day and have been beautifully landscaped with extensive stone patios, sweeping lawns and attractive dry stone boundary walls, all carefully designed to maximise the breath-taking outlook. Beyond the formal gardens lies an adjoining one-acre paddock, ideal for those seeking additional outdoor space or hobby use.

A detached double garage with first floor storage further enhances the practicality of the home and this building could (subject to planning consent) be converted to additional ancillary accommodation. Alongside the garage there is extensive private parking for numerous vehicles.



Offered to the market chain free, this is a rare opportunity to acquire a landmark Ribble Valley home combining privacy, views, craftsmanship and outstanding family accommodation in one of the area's most desirable countryside settings.

The house is 12 minutes OR 4.7 miles away from Stonyhurst College.

10 miles from Preston city centre, with its West Coast mainline railway link to Euston (2 hours and 7 minutes), also benefitting from the train link from Wilpshire to Manchester (2.5 miles). East Lancashire and Manchester business centres as well as the northern motorway network are within striking distance with the M6 junction 31 being approximately 5 miles away. Travel distances are approximate. Preston 10 miles / Blackburn 10 miles / Manchester 42 miles / Leeds Bradford Airport 46.5 miles / Manchester International Airport 46.6 miles/ Kendal and the Lake District 48 miles.



Longridge is 1.8 miles away, and offers a range of local amenities including independent shops, supermarkets, cafés, pubs, restaurants, schools and healthcare facilities.

Clitheroe offers a varied range of amenities including an excellent range of shops, bars, cafés and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants many set within the AONB area of the Trough Of Bowland. The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable and aspirational place to live and visit.

General Remarks

Services: The property has the benefit of mains electricity. Heating is by way of a ground source heat pump, which provides hot water and underfloor heating. Water is provided by a bore hole that is shared with the neighbouring property. Sewerage is by way of a private septic tank located on the properties land and was last emptied 31/05/2026. The vendor has confirmed that the tank pre-dates 1983, therefore buyers are advised to make their own enquiries.

Parking allocated and number of spaces : Double garage and private driveway for several cars.

Construction Type : Sandstone and block construction with slate tiled roof.

Building Safety : None

Restrictive Covenants : None

Listed building : The property is not listed

Conservation Area / National Landscapes : The property sits within the Forest of Bowland National Landscape

Easement, and Wayleaves or Rights of Way : The property has right of way down the shared driveway up to the gated entrance.

Footpaths / Bridleways : None

Flooding : The property has never flooded.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Quickline Satellite Service and Standard 10Mbps available in the area

Mobile signal: EE, O2, Vodafone and 3 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///hails.workflow.declining

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

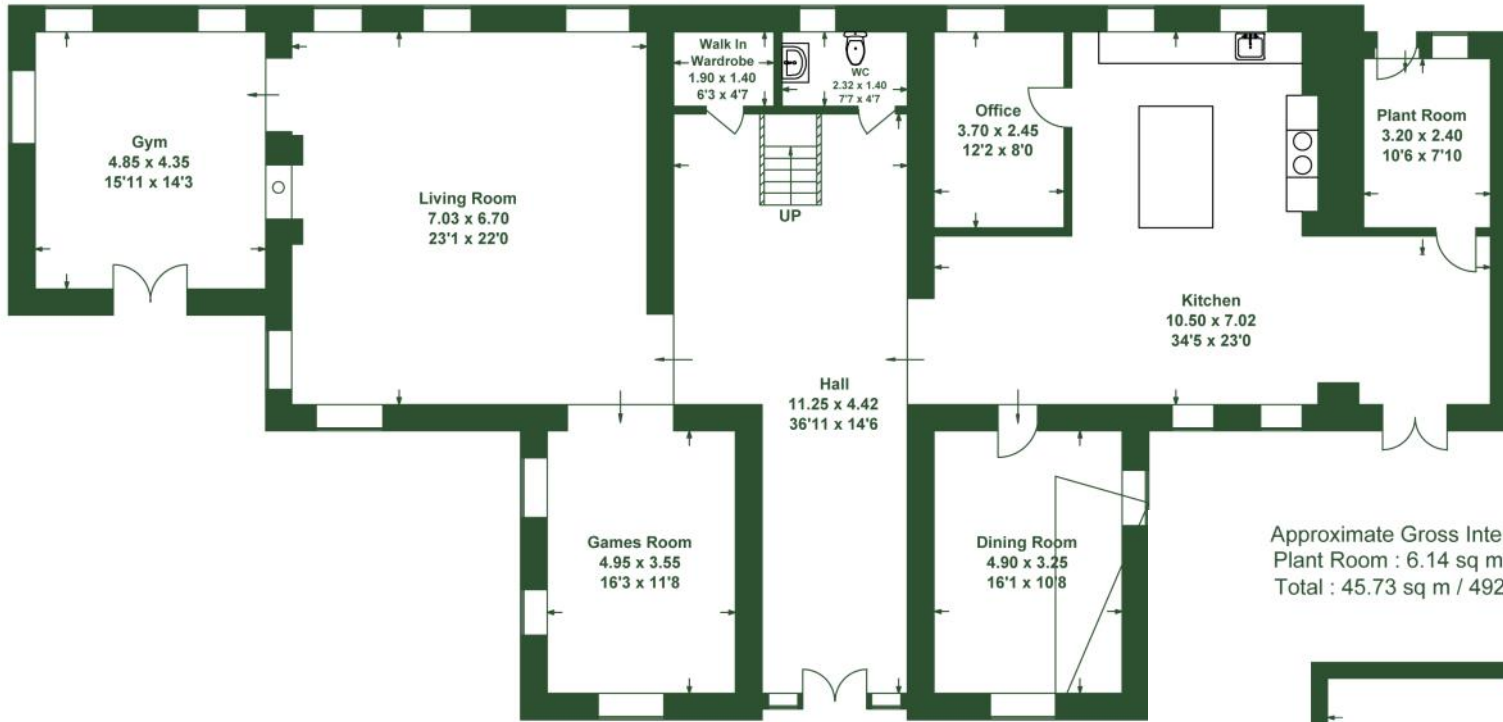


Approximate Gross Internal Area : 387.68 sq m / 4173 sq ft
 Garage : 79.18 sq m / 852 sq ft
 Plant Room : 6.14 sq m / 66 sq ft
 Total : 473.00 sq m / 5091 sq ft

Approximate Gross Internal Area : 259.01 sq m / 2788 sq ft



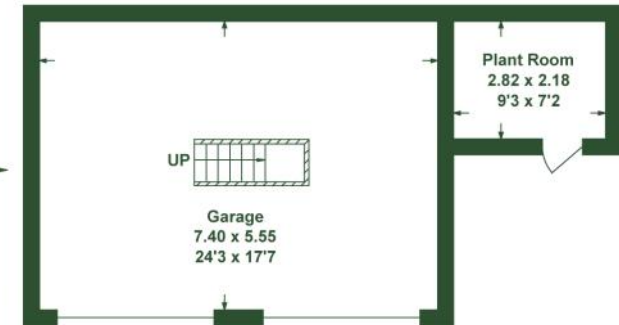
This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Approximate Gross Internal Area : 39.59 sq m / 426 sq ft
 Plant Room : 6.14 sq m / 66 sq ft
 Total : 45.73 sq m / 492 sq ft

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Ground Floor

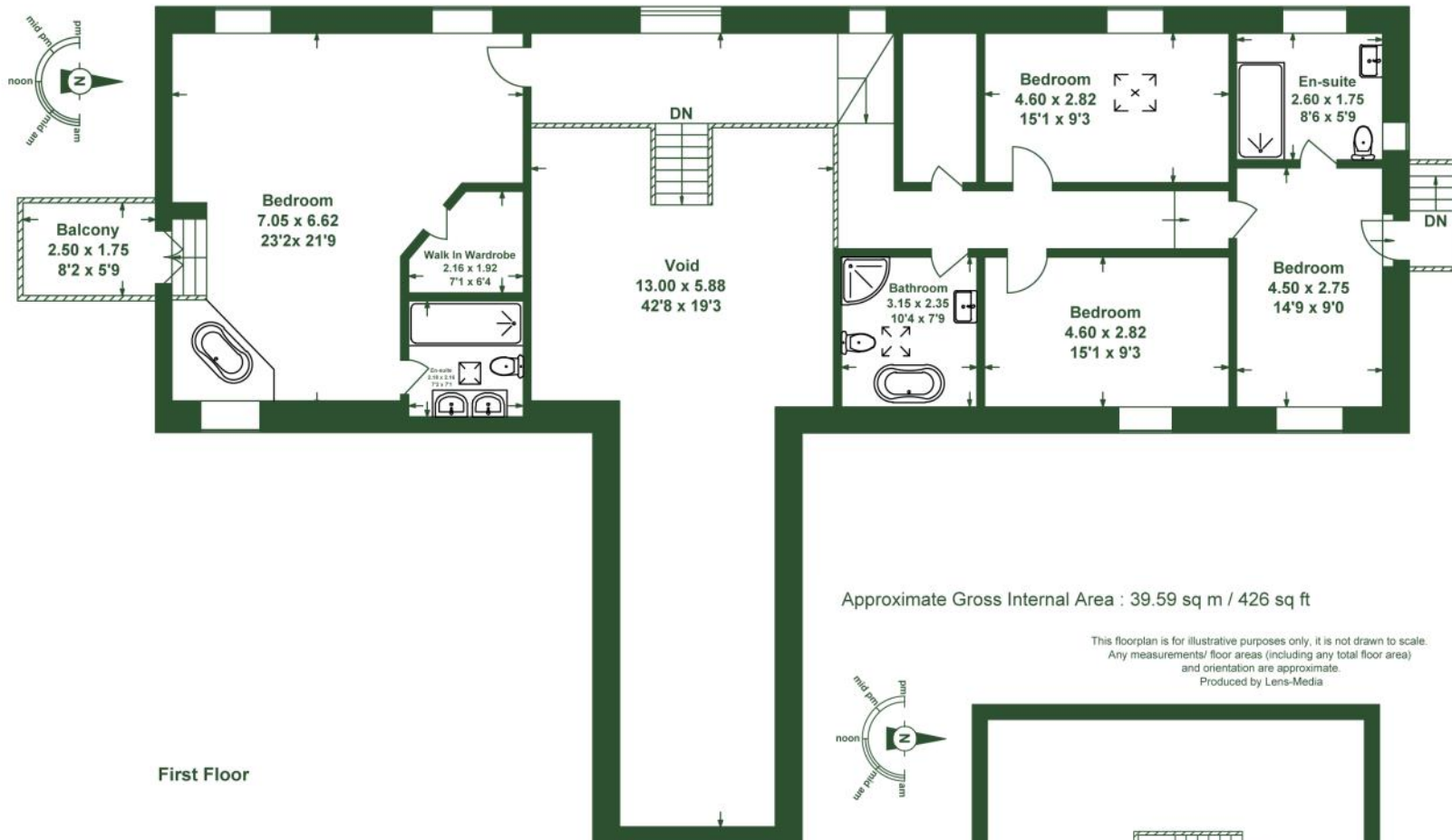


Garage Ground Floor

Ground Floor

Approximate Gross Internal Area : 128.71 sq m / 1385 sq ft

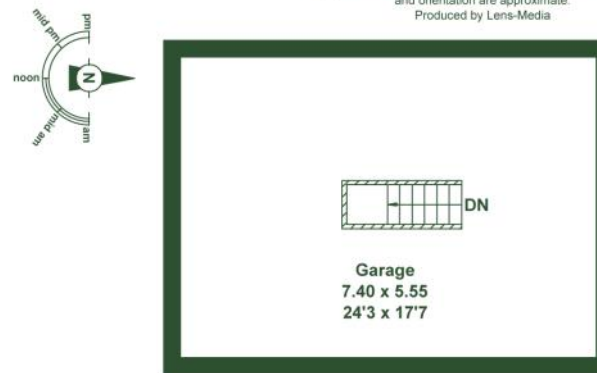
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First Floor

Approximate Gross Internal Area : 39.59 sq m / 426 sq ft

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Garage First Floor

First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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