

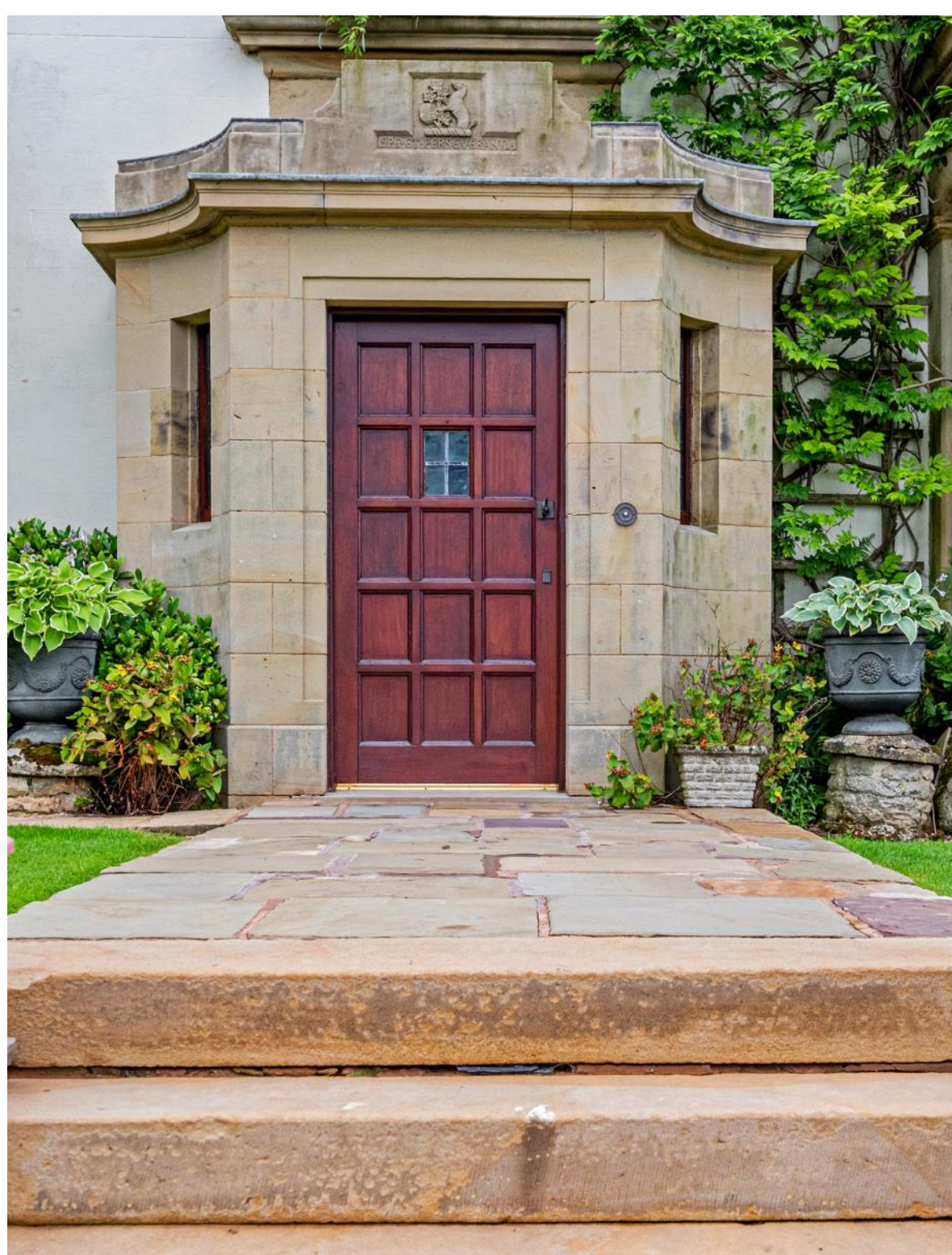


Alston Lane, Alston, Preston PR3 3BN

Offers Over £945,000







Ribble View House, Alston Lane,  
Alston, Preston, Lancashire,  
PR3 3BN



5 Bedrooms



4 Bathroom



0 Acres

- 
- Distinctive detached family home in the Ribble Valley, sympathetically extended with elegant Victorian and Georgian architectural influences.
  - Prime elevated position at the head of Alston Lane with far-reaching countryside and farmland views.
  - Historic and iconic local residence, formerly home to notable Lancashire mill owner William Birtwistle.
  - Generous and versatile accommodation extending to approximately 3,520 sq ft, blending period charm with modern family living.



Ribble View House is a truly distinctive detached family residence in the Ribble Valley, beautifully and sympathetically extended to blend elegant Victorian and Georgian architecture.

Occupying a quiet position at the head of Alston Lane, the property enjoys far-reaching open views across rolling countryside and farmland, all set within a generous plot with ample parking and large garden.

Steeped in local history, Ribble View House is one of Alston's most iconic properties and was once home to William Birtwistle, a notable Lancashire mill owner. Today, the house offers exceptional family living accommodation, extending to approximately 3,520 sq ft.

At the front of the property an entrance porch leads through to a welcoming hallway featuring original Victorian tiled flooring and built-in storage.

The elegant dining room enjoys a recessed bay window to the front and a side window, complemented by a feature multi-fuel stove set within a stunning stone fireplace and a bespoke, handcrafted oak bar area-ideal for entertaining.





The main living room is a generous and inviting space with an open fire and ornate brick fireplace, bay windows to both the front and side with built-in seating to take advantage of the long-distance views. Although the room is a generous size it has a warm and relaxed atmosphere.

The sitting room offers further versatile living space, featuring an open fire with stone fireplace and hearth, tiled flooring, a bay window with window seat, and access to the boiler room housing the floor-mounted oil-fired boiler with an external door.

At the heart of the home is the impressive dining kitchen, fitted with a range of base and eye-level units, granite work surfaces with matching upstands, an integrated dishwasher, space for a range cooker with extractor, and tiled flooring with underfloor heating. French doors open directly onto the rear patio, while a multi-fuel stove with sandstone fireplace adds further character. A charming and rare feature is the original servant's bell box, which remains operational to nine rooms and the front door.



There is a practical utility room providing additional storage and workspace, with plumbing for a washing machine, space for an American-style fridge freezer, tiled flooring, an external rear door, and access to a two-piece cloakroom.



A striking original mahogany staircase rises from the hallway to the first floor, where there are two separate landing areas finished with mahogany parquet flooring.

To the front of the property are two generous bedrooms, both with access to attic storage space. The principal bedroom benefits from parquet flooring, a wash basin, and a glazed door opening onto a balcony with breath-taking countryside views. The second front bedroom enjoys windows to two elevations, parquet flooring, and a marble vanity sink.



Off the inner landing are three further well-proportioned bedrooms, one of which features a walk-in wardrobe with hanging space and shelving, along with a three-piece en-suite shower room.

The first floor is completed by a three-piece family bathroom with a traditional-style bath, hand wash basin and WC, along with an additional three-piece house shower room. A staircase from the inner landing leads to a useful attic space, ideal for storage.





Approached via a sweeping private driveway, Ribble View House offers extensive off-road parking for several vehicles. Partway up the drive is an additional parking area, ideal for a motorhome, together with a useful garden store.

The gardens are landscaped over split levels and predominantly laid to lawn, interspersed with a wide variety of mature plants, trees, shrubs and conifers. An expansive Indian stone flagged patio wraps around the side and rear of the property, providing ideal spaces for outdoor dining and entertaining. Additional features include a garden shed and a covered seating area, allowing the gardens to be enjoyed throughout the seasons.



Alston, Grimsargh, and Longridge offer a charming mix of rural life with modern amenities. Longridge boasts a bustling high street with independent shops, cafes, and restaurants. Grimsargh is a picturesque village known for its annual agricultural show and Grimsargh wetlands, a haven for wildlife enthusiasts. Alston is a quieter hamlet surrounded by rolling countryside, ideal for walking and cycling.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. The heating system is fuelled by oil and there is also underfloor heating in the kitchen. Sewerage is by way of a septic tank. We understand that this was newly fitted in March 2025.

**Parking allocated and number of spaces :** Parking for 8 + cars.

**Construction Type :** Standard.

**Building Safety:** None known to vendor.

**Restrictive Covenants :** There is a covenant on the triangular piece of land that states no residential dwellings can be built.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** The property is not in a conservation area or AONB.

**Easement, and Wayleaves or Rights of Way :** The eastern gable end of the property has a footpath around the back which the vendors have right of way over at all times for any reason.

**Footpaths / Bridleways :** We understand that there are no footpaths or bridleways over the property or it's land.

**Unimplemented Planning Consents :** None known to vendor.

**Planning Consents affecting the property :** This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Accessibility adaption information :** None known to vendor.

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

## Communications :

Broadband: 23 Mbps available in the area.

Mobile signal: Vodaphone, 02, Three and EE 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 Bamett 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 F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Jason 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 :** pocketed.poem.pulled

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Bamett 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

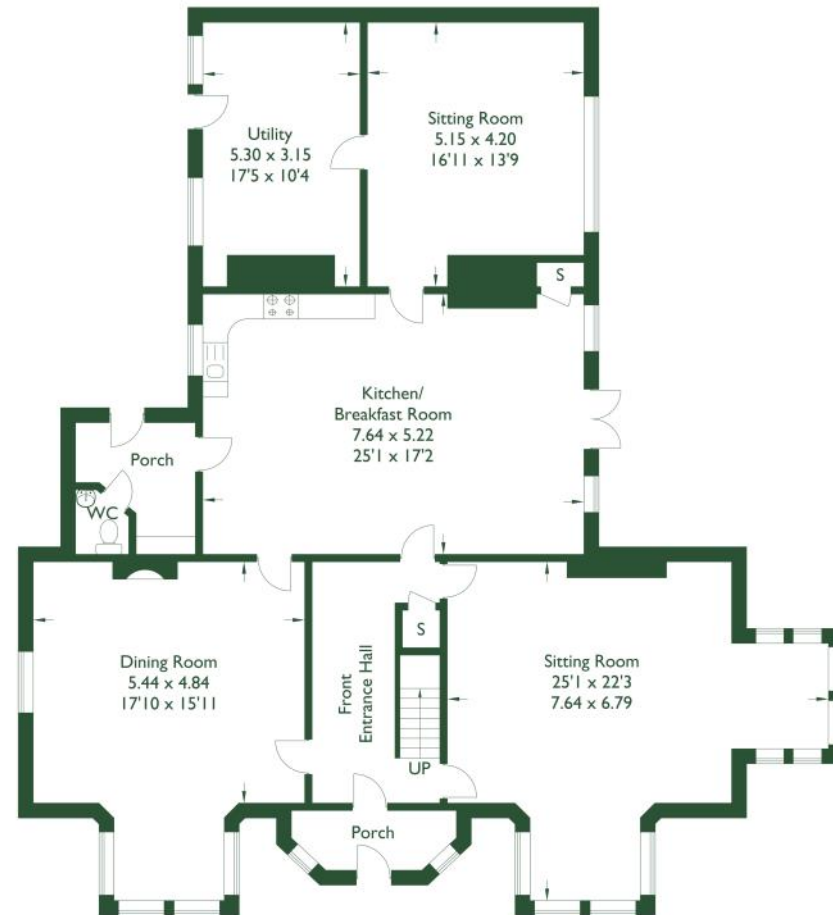
**SUBJECT TO CONTRACT**



## Ribble View House

Approximate Gross Internal Area : 174.47 sq m / 1877.97 sq ft

Total : 174.47 sq m / 1877.97 sq ft



## Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Ground 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 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.

## Ribble View House

Approximate Gross Internal Area : 157.53 sq m / 1695.63 sq ft  
 Total : 157.53 sq m / 1695.63 sq ft



## First Floor

### First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 31 F    |           |
| 1-20  | G             |         |           |



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