



Blackburn Road, Ribchester, Preston, Lancashire PR3 3ZQ

Asking Price £1,150,000







# Blackburn Road, Ribchester, Preston, PR3 3ZQ

Asking Price £1,150,000



4 Bedrooms



3 Bathroom



1.155 Acres

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- Substantial detached 4 bedroom residence in a large plot offering versatile accommodation over two floors.
  - Large detached garage of around 56.70 sq. m (610 sq. ft) suitable for parking, storage, or workshop use, possible annexe.
  - Ground floor features a multiple reception rooms with spacious feel and lots of natural light.
  - Well-sized kitchen with adjoining large utility room supports practical family living, adjacent family room providing potential for open plan living.
  - First floor offers four well-proportioned bedrooms, including a principal suite with en-suite bathroom and balcony access.
  - Extensive gardens and grounds with tennis court, and ample parking.
  - Superb location for commuting, schools and semi-rural life.



An impressive detached four-bedroom family home extending to approximately 3,304 sq ft (306 sqm), offering spacious and versatile living accommodation as well as a substantial detached triple garage, generous gardens, and ample parking. Thoughtfully designed for modern family living, the property combines excellent entertaining space with practical day-to-day functionality and offers significant potential to extend, subject to planning consent. Viewing highly recommended.



This substantial detached residence offers spacious family accommodation with multiple reception rooms including a generous lounge, dining room, den, and study, alongside a well-appointed kitchen and utility room, as well as a large separate pantry. Upstairs, four well-proportioned bedrooms, and three bathrooms. There is extensive storage on the first floor.



The ground floor centres around a wide entrance hall with period staircase rising to the first floor. The hall provides access to the principal living areas. A spacious lounge enjoys excellent proportions for formal and informal entertaining and has an ornate central fireplace, while the separate dining room connects conveniently to the adjoining living room. The kitchen itself is well-sized and complemented by a large utility room, creating an efficient workspace for everyday family life. Additional reception spaces include a generous den and a separate study, offering flexibility for home working or hobbies. Practical additions such as a cloakroom, boiler/store room and a further study in between the kitchen and dining room together with further storage, enhance the functionality of the home.







On the first floor, the property provides four well-proportioned bedrooms arranged around a central landing. The principal bedroom suite benefits from a private en-suite bathroom and direct access to a balcony area, while an additional shower room services two bedrooms and separate en-suite serve the remaining double bedroom. The upper floor also features extensive built-in storage and access to eaves space, further increasing practicality.





Externally, the grounds and gardens are superb. The property is hidden behind a large Beech hedge with a gated entrance, the driveway is large and allows parking for multiple vehicles. There is a large detached garage extends to approximately 56.70 sq. m (610 sq. ft), providing substantial parking, workshop, or storage potential, but also offers the possibility for conversion to offices or annexed accommodation subject to planning. The garden is mainly laid to lawn and is secure and private but allows ample access for sitting out with seating areas for different times of the day. There is a tennis court which needs attention, but could be restored if desired.



Overall, the home presents an excellent balance of spacious reception accommodation, flexible living space, and generous bedroom provision, ideally suited to modern family living.

The picturesque village of Ribchester is 5 minutes away situated in the heart of the Ribble Valley and has a range of local services available including primary school, pubs, library, post office & shop.

Longridge is 3 miles away, and offers a range of local amenities including independent shops, supermarkets, cafés, pubs, restaurants, schools and healthcare facilities.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. Sewerage is by way of a septic tank, which is located on the properties land and is only used for this property. It was last emptied 1st May 2026 and is not compliant with recent regulations, therefore buyers are advised to make their own enquiries.

**Parking allocated and number of spaces :** Triple garage and driveway with space for 5 to 6 cars..

**Construction Type :** 11' cavity brickwork with rendering. Tiled roof and part flat roof.

**Building Safety :** None

**Restrictive Covenants :** None

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

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

**Easement, and Wayleaves or Rights of Way :** None

**Footpaths / Bridleways :** We understand that there are no public footpaths or bridleways affecting the property.

**Flooding :** According to the Environment Agency's website the property sits in a flood zone, however the vendor's have confirmed that the property has never flooded in their

**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 affect the property.

**Accessibility adaption information :** None.

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

**Communications :**

Broadband: Ultrafast 1800 Mbps available in the area. Fibre is coming soon

Mobile signal: EE, Vodafone, 3 and O2 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 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 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 :** ///madness.yummy.selection

**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.

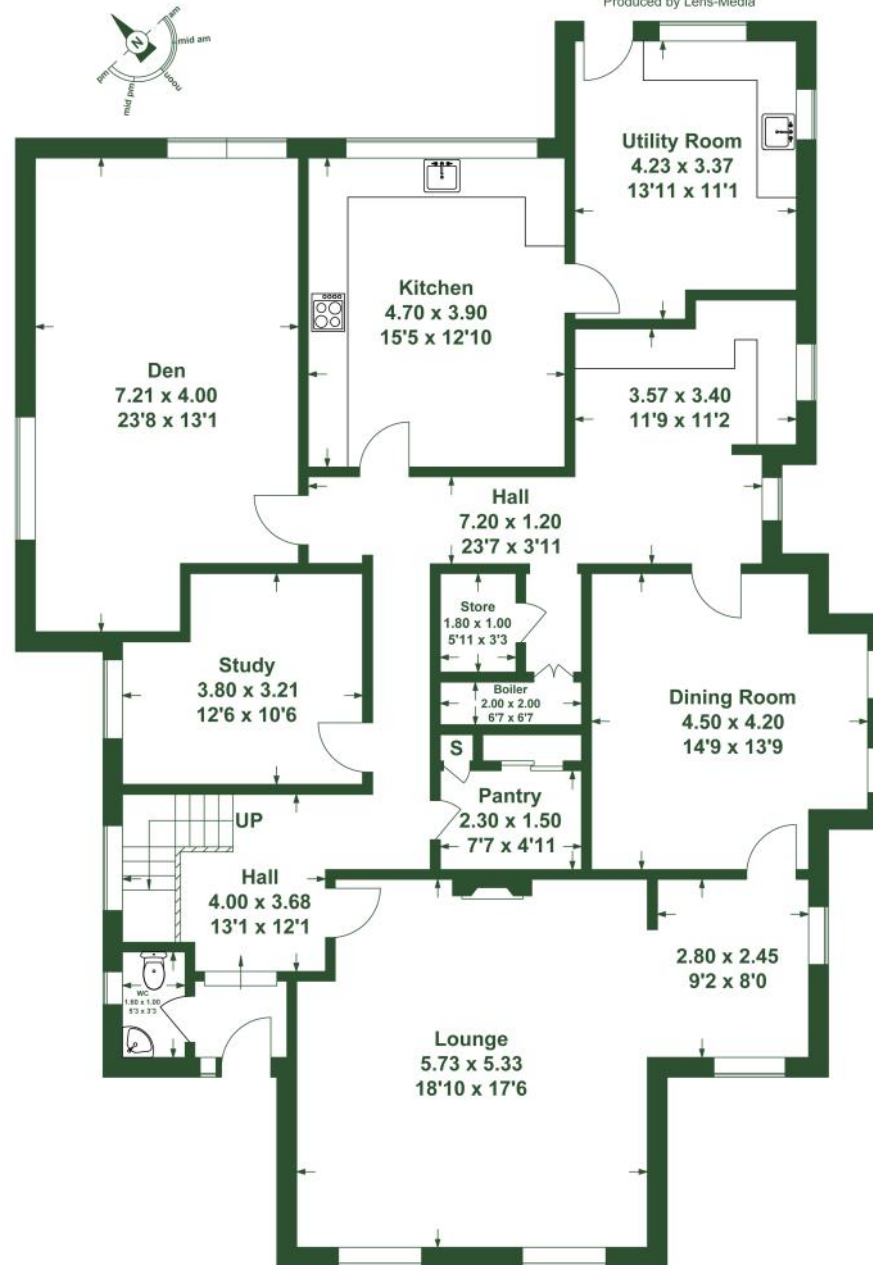
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 173.84 sq m / 1871 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

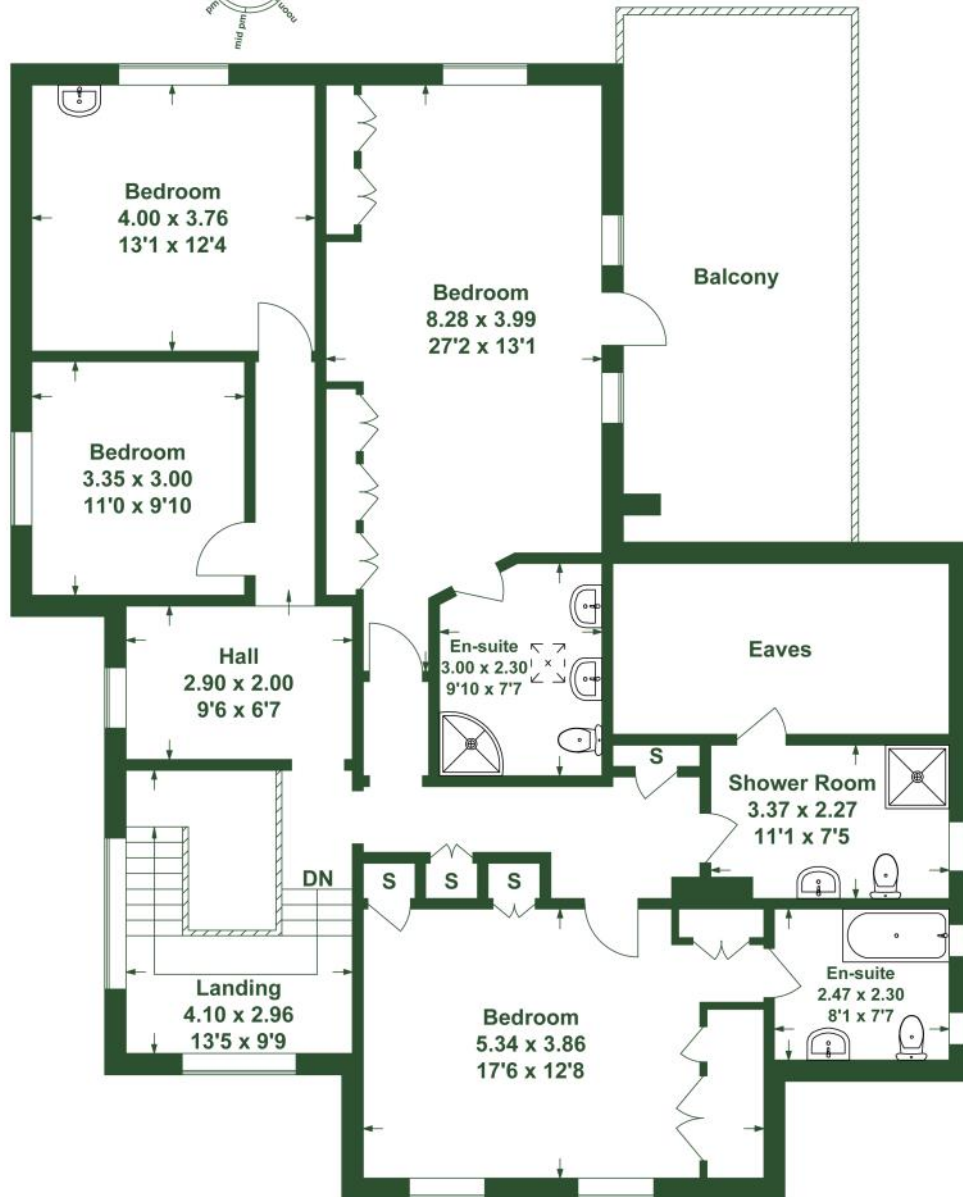


Ground Floor

Ground Floor

Approximate Gross Internal Area : 133.11 sq m / 1433 sq ft

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Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
Produced by Lens-Media



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 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		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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