

Longridge – 3 Miles

Clitheroe – 8 Miles

**Moor House Farm
Knowle Green
Ribchester
Preston
Lancashire
PR3 2YS**



A delightful rural property with panoramic views of the local unspoilt countryside. The property comprises a former farmhouse with stone mullion windows to the front south facing elevation and an adjoining three bay stonebuilt barn. The outbuildings include a detached stonebuilt two storey store. Private lawns and garden area. Private driveway entrance from the main road from Knowle Green to Hurst Green.

The Property is freehold with vacant possession and extends in area to about 0.67 acre. Additionally there is about 8.43 acres surrounding the property owned separately which can be purchased additionally by separate negotiation.

Viewing: Strictly by appointment through the Agents.
Price Offers Circa £650,000.
Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH.
Tel: 01200 441 351. Fax: 01200 441 666.

The Property is thought to have been constructed circa 1790 and comprises a four bedroom former farmhouse with adjoining three bay stone barn, additional outbuildings and private surround. The details are as follows.

Front Entrance Porch An apex slate roof supported by glazed painted wood framework on a stone wall surround with open front, Solid wood front entrance door opening into the Living Room.

Living Room (15' 6"x 14'8") Asphalt floor. Stone fireplace with polished wood mantle. Window seat with double panel radiator under a three light single glazed mullion window. Exposed timber ceiling. Second double panel radiator. Wired for centre light and two wall lights. Double glazed gable window.

Dining Room (13' 6"x 13'3") Asphalt floor. Fireplace in stone surround. Three light single glazed mullion window. Exposed timber ceiling. Double panel radiator. Wired for centre light and two wall lights.

Kitchen (11' 5"x 11'4") Tiled floor. Double glazed gable window. Single glazed rear window. Double panel radiator. Range of wall cupboards and work top units incorporating a double drainer stainless steel sink unit, Tricity eye level oven and Creda four ring electric cooker hob.

Rear Entrance Hall Red tiled floor. Understair store. Storage cupboard. Single panel radiator. UPVC rear entrance door.

Cloaks (6' 7"x 3'8") Low flush toilet, pedestal wash basin and towel rail.

Laundry (11' 4"x 9'10") Two windows. Concrete floor. Oil fired central heating boiler. Plumbed for automatic washer.

First Floor A return stairway with half landing leads from the Hallway to the first floor landing with entrance to four bedrooms as follows.

Front Bedroom 1 (15' 5"x 14'8") Double glazed gable window. Window seat with double panel radiator under a three light single glazed window.

Front Bedroom 2 (13' 5"x 13'3") Window seat with double panel radiator under a three light single glazed window.

Rear Bedroom 3 (12' 9"x 11'3") Panel radiator. Single glazed rear window.

Rear Bedroom 4 (11' 7"x 11'4") Panel radiator. Single glazed rear window. Double glazed gable window.

Second Floor. A return stairway with half landing leads from the first floor to the second floor landing with entrances to a large room, bathroom and wardrobe closet as follows.

Large Room (27' 1"x 15'5"/12' 0") Beamed apex pine boarded ceiling. Two double glazed windows. Double and single panel radiators.

Bathroom (13' 7"x 13'7") Bath, pedestal wash basin, low flush toilet and bidet. Panel radiator. Double glazed dormer window.

Wardrobe Closet (11' 3"x 7'8") Hot water cylinder with immersion heater. Cold water tank in the loft space.

Outside Garden, lawns and car parking areas.



Adjoining Barn (33' 2"x 21'4") Stonebuilt three bay structure with timber arch doorway and rear single door.

Leanto Store (14' 0"x 7'0")

Detached Store (15' 9"x 15'0") Stonebuilt two storey building with open tread stairway to the first floor under a slate roof.



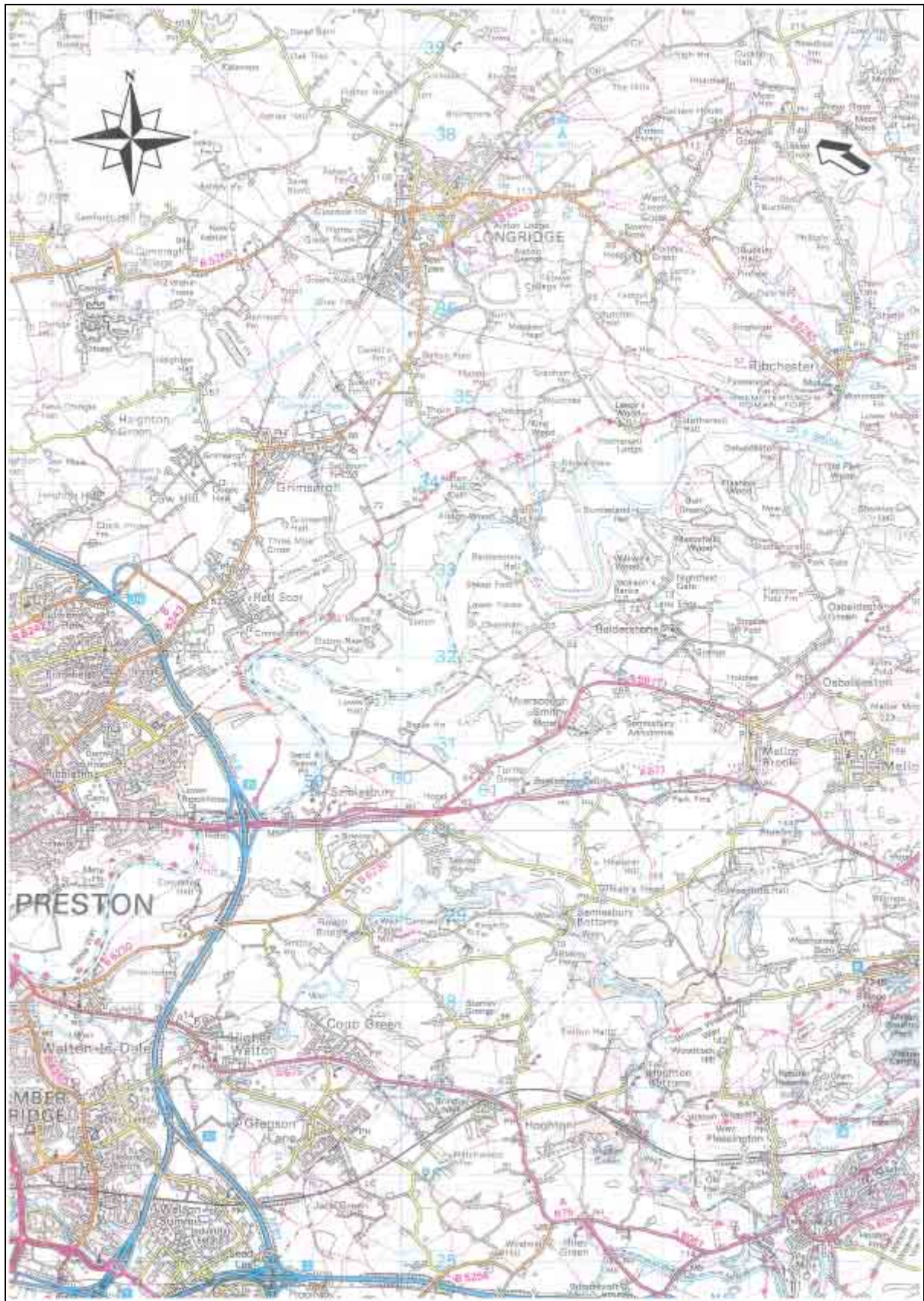
Coal Store Stonebuilt under a monopitch slate roof.

Services Mains water and electricity. Septic tank drainage. Telephone. Security Alarm.



Council Tax. Band Rate F.

Location Plan



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