

M6 - 9 miles

CLITHEROE – 10 miles

**Stonebridge Cottage  
19-22 Blackburn Road  
Ribchester  
Preston  
PR3 3ZP**

**Offers in the region of £575,000**



A versatile and spacious stone built property offering over 4,000 sq.ft. of accommodation. Well located within the historic and popular village of Ribchester the property backs onto open countryside and Ribble Valley views. Large landscaped garden and car parking area with great patio and entertaining areas. The property currently offers two separate residences that would easily revert to one single five bedroom property. This property must be viewed to appreciate the generous space and options available and would be of interest to family buyers and investors alike.

**Viewing:** Strictly by appointment through the Selling Agents

**Agents:** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH  
Tel: 01200 441351 Fax: 01200 441666

## DESCRIPTION

Stonebridge Cottage was originally three separate residential cottages before conversion to a small high class Bistro and incorporated living accommodation. From its former business use it was converted back into two separate dwellings – a two bedroom cottage to the front and a three bedroom cottage to the rear with double garage, large car park and uninterrupted views of the Ribble Valley. The property has a wealth of possible configurations either to return it to a single detached five bedroom family home or to remain as the existing two cottages. The property has great rental prospects and would be of interest to investors, and buyers providing a good rate of return. The accommodation comprises as follows:

### 2 BEDROOM COTTAGE

#### Ground Floor

**Kitchen** (8.0m x 4.8m) Entrance door and vestibule to gable end with fitted wall and base units, tiled splashbacks and extractor hood over electric hob and single oven. Spotlights and track lighting to the ceiling with double glazed window to the gable. Wood boarded floor throughout and feature wrought iron staircase to the first floor accommodation. Two panel radiators and ample electric sockets to all walls.



**Living Room** (8.0m x 4.8m) An impressive large feature fireplace stone built with wooden mantelpiece and stone flagged hearth. Solid fuel fire and working chimney/flue. Exposed wooden beams to the ceiling and individual spotlights. Single radiator and boarded wood floor throughout. Windows to the rear with a fabricated stud wall to divide the original living room into the two dwellings. This partition wall is easily removable.



## First Floor

**Master Bedroom** (8.5m x 4.8m) A large master bedroom with windows to either side, fitted wardrobes, dressing table and storage cupboards. Three wall light points and a panel radiator.

**Bedroom 2** (4.34m x 3.63m) This double bedroom lies to the rear of the cottage with built-in wardrobes and dressing table units, single panel radiator and window to the rear of the property.

**Bathroom** A five piece suite with corner bath, shower cubicle, pedestal wash basin, bidet and low level flush WC. Fully tiled walls and spotlights to the ceiling, illuminated mirror above wash basin and large double window to the gable elevation.



### 3 BEDROOM COTTAGE

#### Ground Floor

**Kitchen** (4.85m x 4.52m) A large modern style kitchen with fitted wall and base units. Breakfast bar with granite top, fully tiled floor, extractor hood and gas fired cooker and hob. Inset one-and-a-quarter bowl stainless steel sink with mixer tap and single drainer, integrated dishwasher, part tiled splashbacks. Spotlights to the ceiling. This room adjoins the morning room via an archway in the wall. There is also a window to the front of the property.



**Morning Room** (5.33m x 3.2m) A peaceful and bright room filled with natural light with vaulted ceiling and two roof lights. Natural stone tiled floor, fitted storage cupboards and two double French doors to rear patio area and garden.

**Reception/Hall** Entrance vestibule with original bar area now used as a cloakroom and storage. Double wooden entrance doors from side of the property with luxury tiled limestone flooring. Window to the rear overlooking patio and garden area with vaulted panelled ceiling. Walkway through dining room and access to the living room.

**Downstairs WC** A two piece suite accessed off the hallway comprising of a low level WC and basin vanity unit with storage either side. Luxury limestone cupboards, tiled floor, window to the rear and chrome heated towel rail.



**Living Room** (8m x 4.8m) A large living room with exposed wood beams and spotlights to the ceiling and timber boarded floor. A wood spindle staircase located in the corner for first floor access. Two windows to the side elevations, two panel radiators and three wall light points.



**Dining Room** (4.83m x 4.37m) Access from the hallway with timber boarded floor and natural stone tiled floor. Window to the side elevation of the property and access to the kitchen.



## First Floor

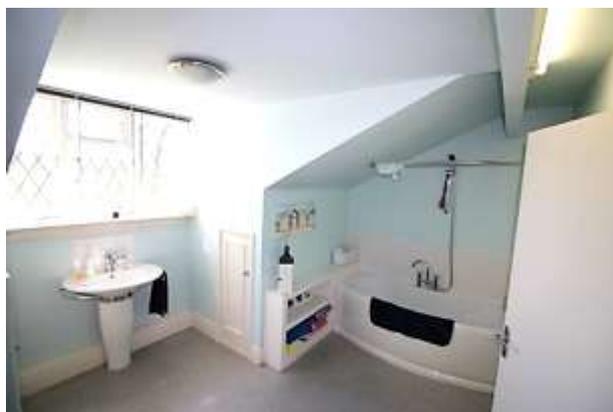
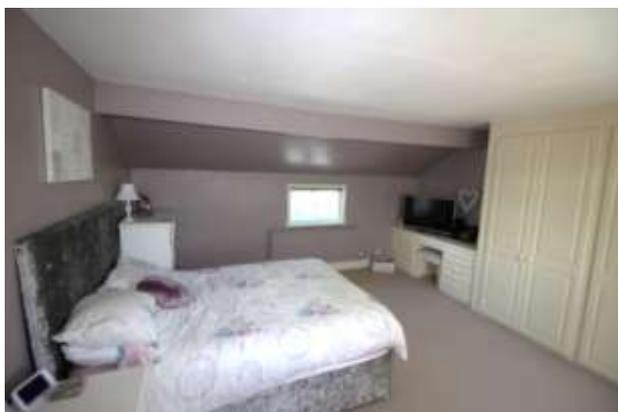
**Master Bedroom** (4.88m x 4.7m) A double bedroom with fitted wardrobes and dressing table. Windows to the front and rear elevations of the property with panel radiator to the wall.

**Bedroom 2** (3.66m x 3.56m) Built in wardrobe and dressing table with window to the front, panelled ceiling with access to loft space and panel radiator to the wall.

**Bedroom 3** (4.37m x 3.48m) Window to the front, wall lights and panel radiator.

**Family Bathroom** (5.36m x 2.13m) A three piece suite with bath and shower over, pedestal wash basin and low level flush WC. Window to the rear of the property, two fitted storage cupboards, strip lighting to the ceiling and heated towel rail.

**Shower Room** (2.18m x 1.85m) A three piece suite with large shower cubicle, wash basin and low level flush WC. Fully tiled floor and leaded window to the rear and heated towel rail.



**Outside** Sitting within plentiful grounds this property has a large gated tarmac driveway and ample parking for numerous cars. The driveway leads to a detached double garage (5.44m x 5.44m) with remote double up and over electric door, fully concreted and stone clad with slate roof over, electric and fluorescent light strips. To the rear of the garage and parking area is a beautiful well landscaped garden and patio area alongside a gentle flowing stream. The garden comprises of individual lawned and paved areas, shrubbed borders with far reaching countryside views beyond.





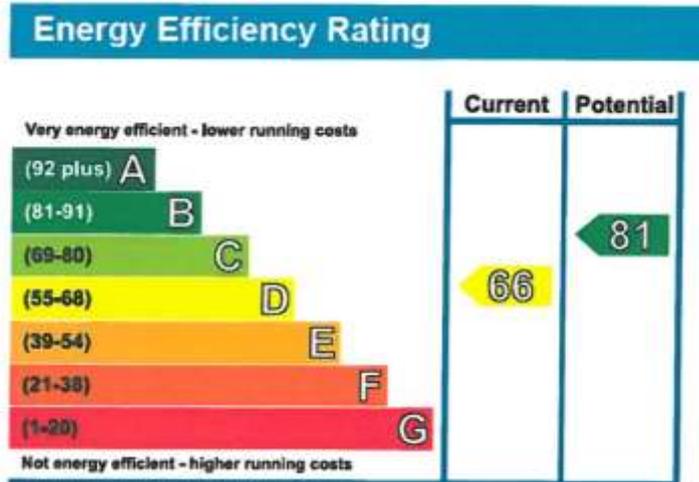




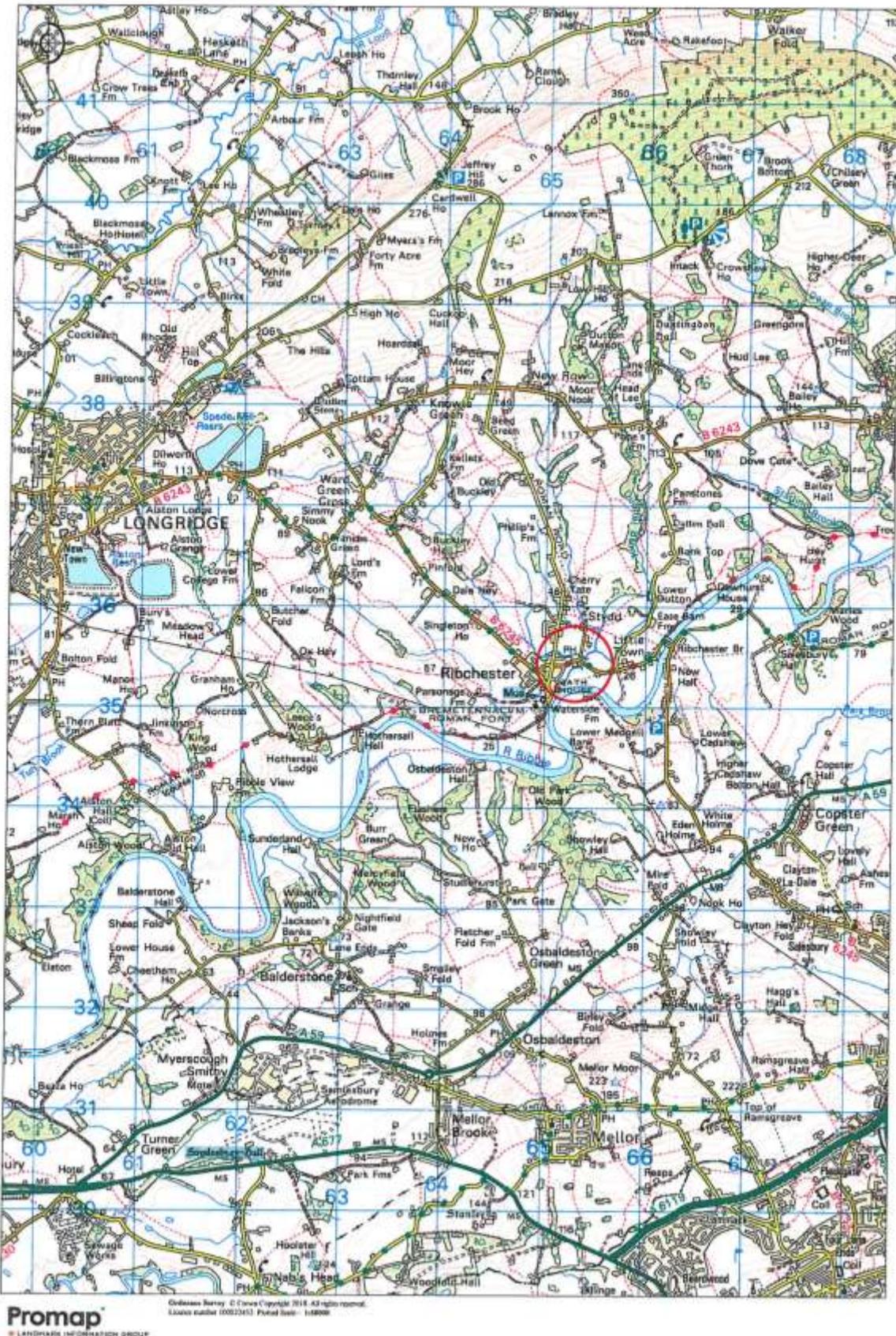
- Services**
- Mains water supply
  - Mains electricity
  - Mains drainage
  - Gas fired central heating

**Council Tax Band E** – Ribble Valley Borough Council

**EPC Rating graph**



**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**



**MISREPRESENTATION ACT 1967:**

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