



Ratcliffe Cottage Lower Road, Longridge
Preston

£425,000

No onward chain - A beautifully presented three-bedroom stone country cottage positioned on the edge of Longridge, enjoying stunning open countryside views to the rear and a superb blend of character features and modern living.

The heart of the home is the impressive open-plan kitchen and living space, designed for both everyday living and entertaining. This light-filled room showcases exposed ceiling beams, and contemporary fittings including integrated fridge, dishwasher, double oven, hob and sink unit. The space boasts views and access flowing out towards the long rear garden and open fields beyond.



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The ground floor also benefits from a separate cosy lounge with feature chimney breast with multi-fuel burner, a useful utility room, and a modern downstairs shower room, offering excellent practicality for family life or guests. To the first floor, the property offers three bedrooms, including a generous principal bedroom with fitted wardrobes, all served by a stylish family bathroom. The layout provides flexibility for families, home working, or visiting guests while retaining a strong sense of character throughout.

Externally, the cottage enjoys long rear gardens that open directly onto countryside, creating a peaceful and private setting rarely found so close to town amenities. To the side, is the communal car parking area with two allocated parking spaces for the property, along with a single garage complete with power, ideal for storage, hobbies, or secure parking. Finished to a modern specification while retaining its traditional charm, this exceptional cottage combines exposed stone walls, ceiling beams, and contemporary comforts in a truly enviable edge-of-village location. Early viewing is highly recommended to appreciate the setting, space, and lifestyle on offer.

IMPORTANT NOTE TO PURCHASERS: The property is being sold via a secure sale method. Therefore, on acceptance of an offer, the purchaser will be required to pay a non refundable, buyers protection fee of 3% (including VAT) of the agreed purchase price subject to a minimum of £6000 (including VAT) to our third party agreement provider. The fee is payable in addition to the agreed purchase price and held in our reservation partners client account until exchange of contracts. The reservation agreement is signed by both parties to fully secure the sale, commit both parties to the agreed transaction and outline the agreed and fair compensation liability should either party withdraw unreasonably following execution of the reservation process. Full terms and definitions are outlined within the formal reservation agreement available on request.

Room dimensions

Please see floor plan.

Services

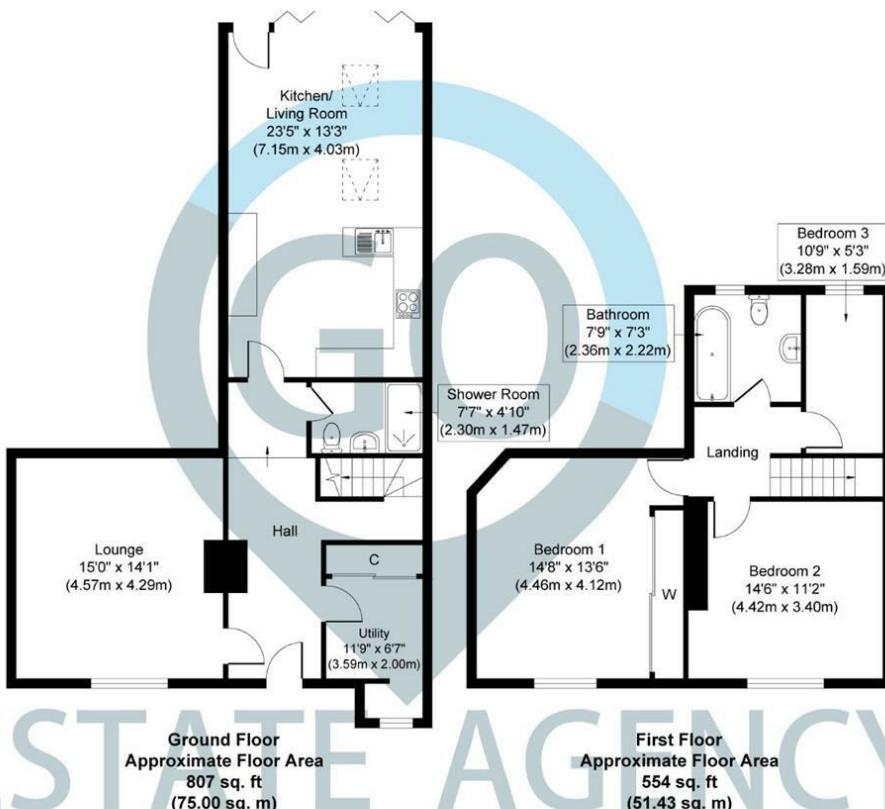
Oil fired heating. Double glazed throughout.

EPC rating E

Property tenure Freehold

Council tax band C

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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