

41 Dilworth Lane, Longridge, Preston, Lancashire, PR3 3ST

O.I.E.O. £550,000





Dilworth Lane,
Longridge, Preston, PR3 3ST

Offers in Excess of £550,000

4/5 Bedrooms | 3 Bathrooms | Garden & Courtyard

- Beautifully presented stone-built period home
- Approximately 3,588 sq ft of versatile accommodation
- Four generous double bedrooms
- Impressive principal bedroom with bespoke dressing room & luxury en-suite
- Exceptional open-plan kitchen, living & dining space
- Stunning garden room with large contemporary roof lantern
- Spacious separate living room
- Versatile playroom/family room/ground floor bedroom
- Utility room and two ground-floor WCs
- Spacious first-floor landing with useful storage
- Second-floor attic with bathroom and excellent further potential (not approved as bedroom accommodation)
- Beautifully landscaped gardens, private courtyard and extensive gravelled driveway





A substantial and beautifully appointed stone-built period family home offering approximately 3,588 sq ft of versatile accommodation. Unrivalled living accommodation including open-plan living, kitchen and dining area complemented by a stunning garden room.

Four / Five generous double bedrooms, including an impressive principal suite with bespoke dressing room and en-suite. On the 2nd floor there is a substantial and flexible space suitable for a variety of uses. Set within beautifully landscaped gardens with a private courtyard, extensive driveway and substantial three-car garage with further residential potential available by separate negotiation.

Set within an attractive and private position on Dilworth Lane, this exceptional stone-built period house represents a rare combination of traditional character, impressive proportions and stylish contemporary living.

Beautifully presented throughout, the property has been thoughtfully arranged to provide flexible family accommodation across three floors. The house has a wonderful sense of scale, with high ceilings, generous proportions and excellent natural light, which creates bright, elegant and inviting interior spaces.

The ground floor is particularly impressive, centred around a superb open-plan kitchen, living and dining area, separated by an open fire, the space is highly adaptable and flows naturally through to a substantial garden room, currently arranged as a dining room but equally suited to additional living space, entertaining or family use. In addition, across the generous entrance hall there is also a spacious through living room with black glazed Crittall doors and feature stone fireplace with gas burning stove. There is a versatile playroom/family room/gym, as well as a separate utility room and two downstairs WC's.









The first floor provides four substantial double bedrooms set around a spacious landing. The principal bedroom is a particular highlight, incorporating a beautifully fitted dressing room and high-quality en-suite shower room. A stylish family bathroom serves the remaining bedrooms, while the landing provides additional storage and access to the second floor.

The second floor offers a large attic area with exposed beams and a bathroom with a Freestanding claw foot bath. Whilst not currently approved as bedroom accommodation, this provides significant flexibility for a home office, studio, hobbies, games or additional storage.

Externally, the property is equally impressive. There are electric gates leading to a generous gravelled driveway providing excellent parking and beautifully landscaped garden with established planting and lawn.

To the rear of the property there is a wonderfully private and atmospheric courtyard with a glazed roof, planted with mature greenery and providing a superb outdoor entertaining space which is outside yet protected from the elements.





The house is 13 minutes OR 6.1 miles away from Stonyhurst College.

12 miles from Preston city centre, with its West Coast mainline railway link to Euston (2 hours and 7 minutes), also benefitting from the train link from Wilpshire to Manchester (2.5 miles). East Lancashire and Manchester business centres as well as the northern motorway network are within striking distance with the M6 junction 31 being approximately 5 miles away. Travel distances are approximate. Preston 12 miles / Blackburn 10 miles / Manchester 38 miles / Leeds Bradford Airport 50.5 miles / Manchester International Airport 45 miles/ Kendal and the Lake District 46.2 miles.

Longridge offers a range of local amenities including independent shops, supermarkets, cafés, pubs, restaurants, schools and healthcare facilities. Longridge high street, as well as stunning countryside walks are within a 10 minute walk.

Clitheroe offers a varied range of amenities including an excellent range of shops, bars, café's and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants many set within the AONB area of the Trough Of Bowland. The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable and aspirational place to live and visit.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Driveway for 3 cars.

Construction Type : Stone built with slate roof.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a Conservation Area or National Landscape

Easement, and Wayleaves or Rights of Way : None known to the vendor

Footpaths / Bridleways : None affecting the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone one.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : Planning application 3/2023/0374 was approved to convert the existing garage into a detached 'two bed dwelling, including new front porch, new access and vehicular parking for 41 Dilworth Lane'.

Accessibility adaption information : None.

Coal field / mining area : None known to the vendor

Communications :
Broadband: Currently connected to Fibre 410 Mbps. Ultrafast 1800 Mbps available in the area
Mobile signal: EE, Three, O2 and Vodaphone 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 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 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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///overcomes.splash.spray

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

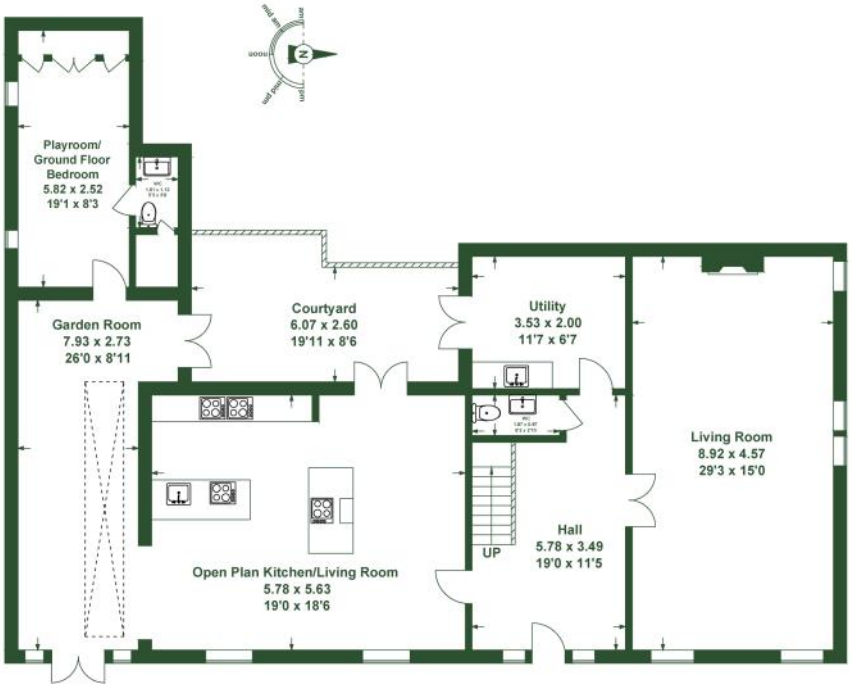
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

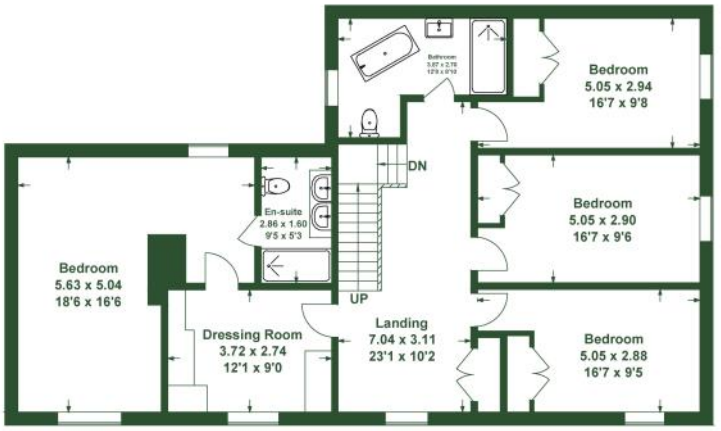
Date photographs taken : 01/10/2026

SUBJECT TO CONTRACT

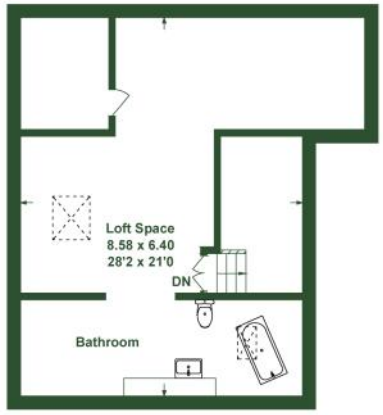
Approximate Gross Internal Area : 333.35 sq m / 3588 sq ft



Ground Floor



First Floor

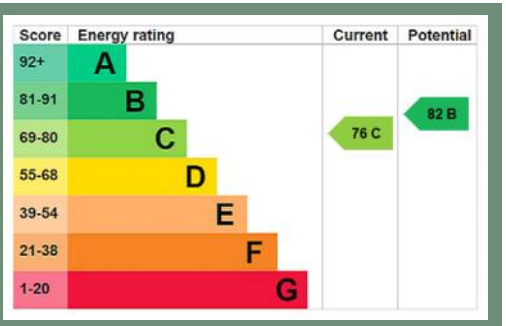


Second Floor

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

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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 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





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