

# Property Details

3 New Drop View, Stoneygate Lane,  
Ribchester, Preston, Lancashire, PR3 2HJ

OIRO **£499,950**



# Property Photos

3 New Drop View, Stoneygate Lane, Ribchester, Preston, Lancashire, PR3 2HJ



Creation Date  
14/04/2026

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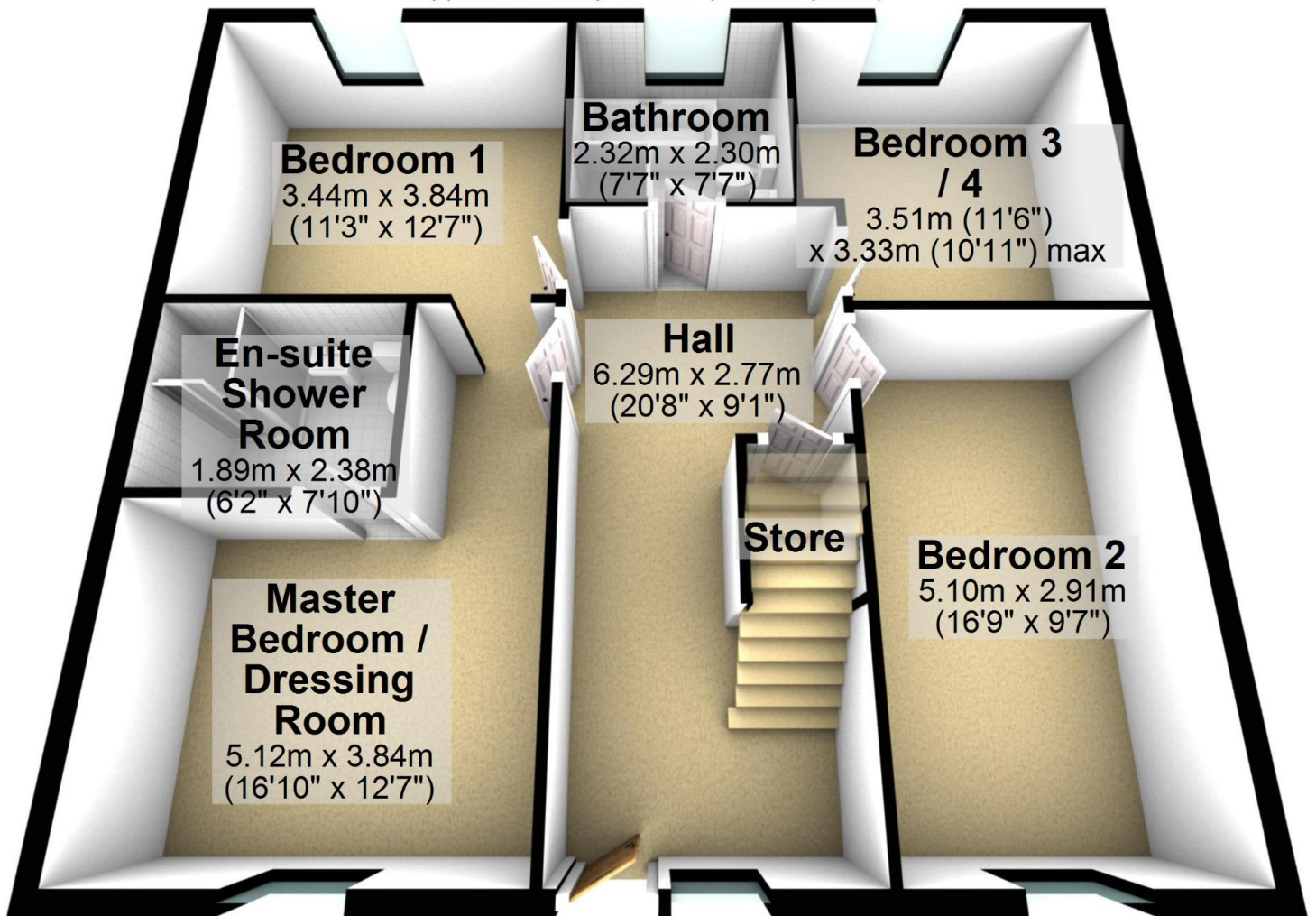
Creation Date  
**14/04/2026**

# Property Floor Plans

3 New Drop View, Stoneygate Lane, Ribchester, Preston, Lancashire, PR3 2HJ

## Ground Floor

Approx. 84.2 sq. metres (906.6 sq. feet)



Total area: approx. 168.5 sq. metres (1813.2 sq. feet)

Creation Date

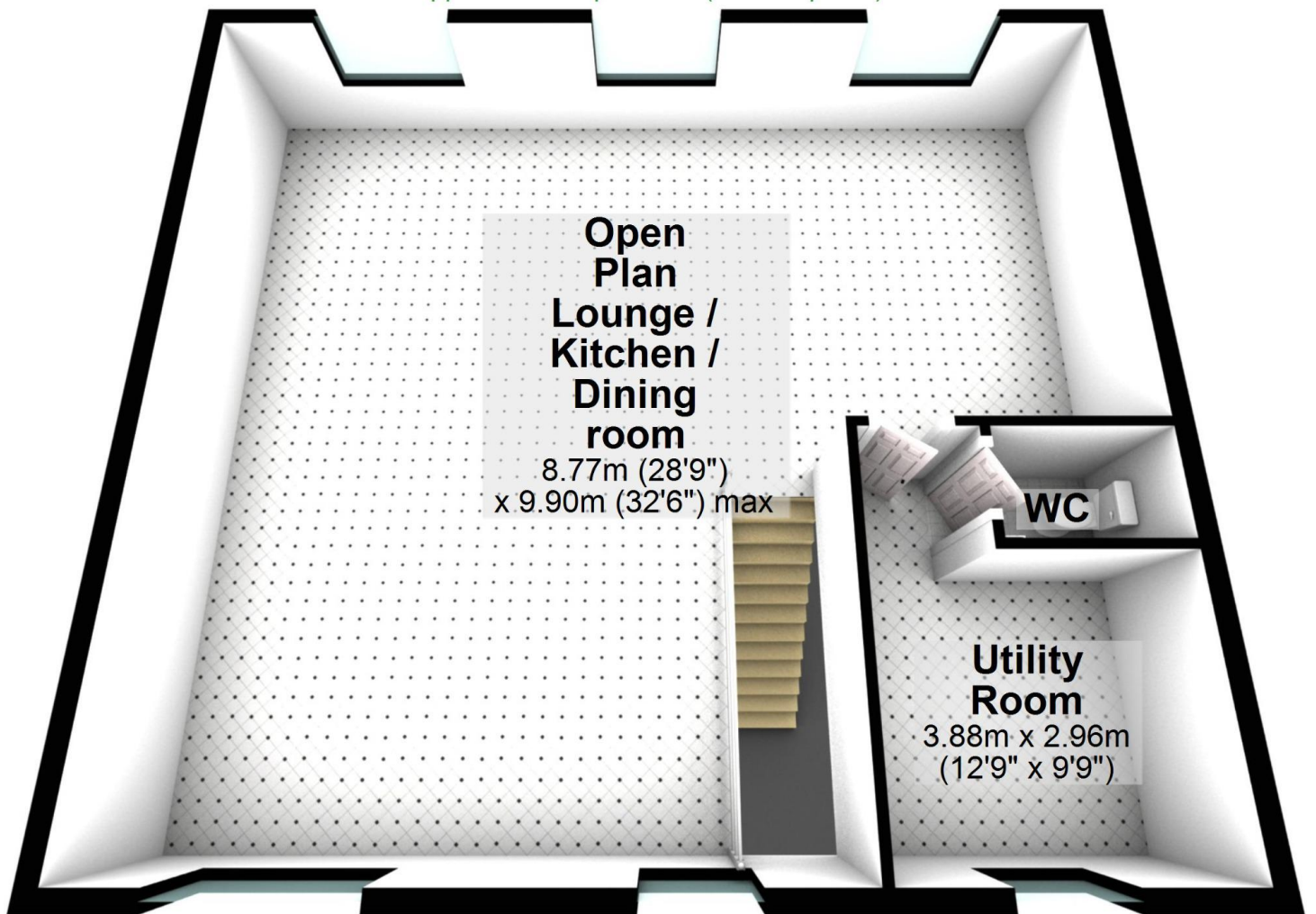
14/04/2026

# Property Floor Plans

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## First Floor

Approx. 84.2 sq. metres (906.6 sq. feet)



Creation Date

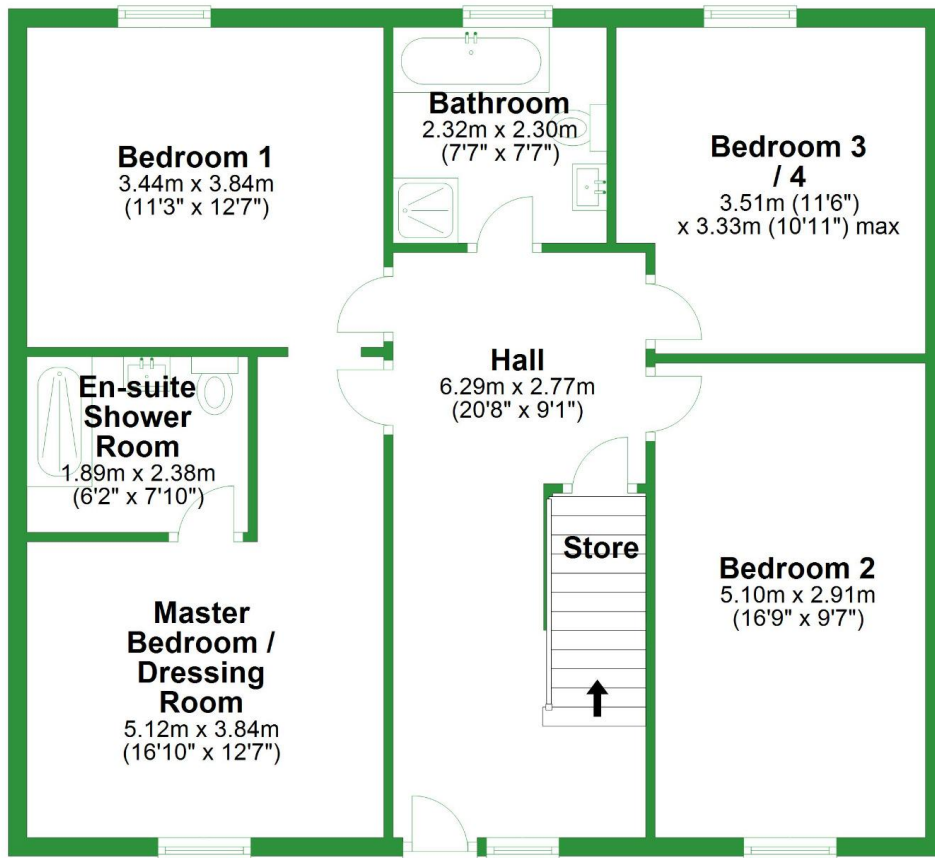
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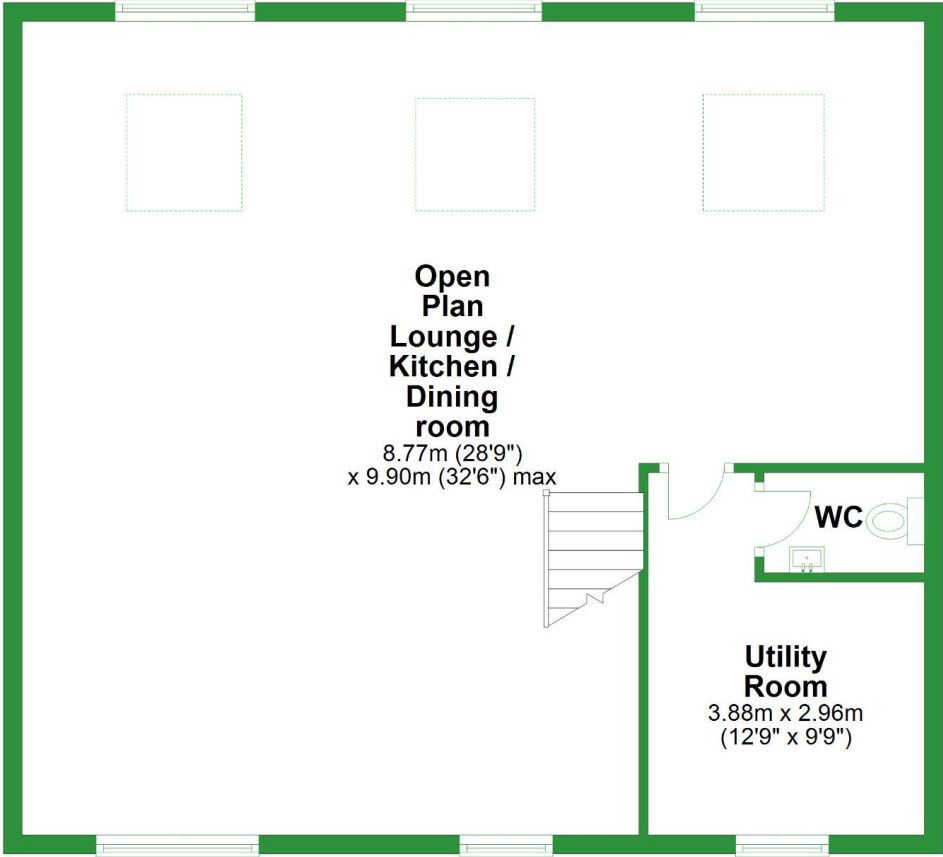
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# Property EPC

3 New Drop View, Stoneygate Lane, Ribchester, Preston, Lancashire, PR3 2HJ

16/02/2026, 10:04

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3 New Drop View Stoneygate Lane RIBCHESTER PR3 2HJ	Energy rating <b>C</b>	Valid until: 19 June 2033
		Certificate number: 5500-7401-0332-6723-3673
Property type	Mid-terrace house	
Total floor area	178 square metres	

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/5500-7401-0332-6723-3673?print=true>

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# Property Info

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## Property Type

House

## Property Style

Mews

## Bedrooms

3

## Bathroom

2

## Receptions

1

## Tenure Type

Freehold

## Floor Area

1813

## Agency Type

Sole

## Parking

Allocated Parking

## Type

Sales

## Electricity

Mains Supply

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## Water Supply

Private Borehole

## Sewerage

Private Supply

## Heating

Gas

## Broadband

FTTC

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£499,950

## Land Size

-

## Age of Property

-

## Year Built

2022

## New Home

No

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# Property Features

3 New Drop View, Stoneygate Lane, Ribchester, Preston, Lancashire, PR3 2HJ

## Feature 1

Luxury Modern Home

## Feature 2

Exclusive Small Gated Development

## Feature 3

Unique Layout

## Feature 4

Currently Three Bedrooms, Easily Converted Into Four

## Feature 5

Master Bedroom With Ensuite And Dressing Room

## Feature 6

Open Plan Living Space On First Floor

## Feature 7

Convenient Utility Room

## Feature 8

Underfloor Heating Throughout

## Feature 9

Private Gardens, Patio And Parking

## Feature 10

Beautiful Rural Location

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# Property Description

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## Luxury Home in an Exclusive Gated Ribble Valley Development

Tucked away in an exclusive gated development on the edge of the highly desirable Ribble Valley village of Knowle Green, this exceptional three-bedroom stone-built residence offers contemporary luxury living in a truly idyllic rural setting. Built in 2022 to an impeccable standard, the property combines striking modern design with high-quality craftsmanship and a thoughtfully considered, highly individual layout. It is worth noting that the property was originally designed as a four-bedroom home and could easily be converted back to provide additional sleeping accommodation if required, offering excellent flexibility for growing families or those needing extra space.

### Key Features

- Luxury three-bedroom home
- Exclusive small gated development
- Unique inverted layout
- Master bedroom with ensuite and dressing room
- Two further double bedrooms
- High quality four-piece bathroom
- Stunning open-plan living kitchen dining space
- Corian worktops and kitchen island
- Siemens integrated appliances
- Separate utility room and ground floor WC
- Underfloor heating throughout
- Private patio
- Additional separated garden with seating area and stunning views
- Outbuilding and ample parking
- Exceptional rural Ribble Valley location close to Knowle Green

### Agent's Perspective

Approached through a private entrance with dedicated parking, the home immediately impresses with its beautiful natural stone exterior and peaceful surroundings. Uniquely designed to maximise light, space and views, the accommodation is arranged in an

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inverted configuration, with the bedroom suites located on the ground floor and the principal living space positioned on the upper level.

The ground floor comprises a stunning master bedroom suite featuring a spacious double bedroom, a beautifully appointed ensuite shower room and a separate fitted dressing room. Two further generous double bedrooms are also located on this level, served by a luxurious family bathroom. Excellent built-in storage completes the ground floor accommodation.

Upstairs, the heart of the home is an impressive open-plan living, kitchen and dining area. Bathed in natural light and finished to an exceptional standard, this superb space is perfect for both everyday living and entertaining. The bespoke kitchen boasts sleek Corian worktops, a large central island and a comprehensive range of top-of-the-range Siemens integrated appliances. Thoughtful design provides plentiful storage and worktop space, while the open layout creates a seamless flow between cooking, dining and relaxation areas. A separate utility room and stylish cloakroom/WC add further practicality.

The property benefits from underfloor heating throughout, high-quality fixtures and fittings, and contemporary decor, all reflecting the premium specification of this modern home.

Externally, the property continues to impress. A private patio area offers the perfect spot for al fresco dining, while a second, separate rear garden away from the property provides additional outdoor space to enjoy the beautiful surroundings. An outbuilding offers useful storage or potential for a variety of uses, and ample off-road parking is available.

## Location

Set in one of Lancashire's most sought-after locations, the property enjoys a semi-rural position just minutes from the charming villages of Knowle Green and Ribchester and the bustling market town of Longridge. The stunning countryside of the Ribble Valley is on the doorstep, with the scenic Longridge Fell and an abundance of beautiful walks, cycle routes and outdoor pursuits close by. The area is renowned for its picturesque villages, excellent local amenities, highly regarded schools and award-winning country pubs and restaurants. Despite its peaceful setting, the property remains within easy reach of Clitheroe, Preston and major road networks, making it ideal for commuters.

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## Additional Information

Management fee approx - 600 per annum - 1 x 6th share of limited company. Covers  
Water treatment plant / general upkeep / Electric gates maintaining / power

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