

# Property Details

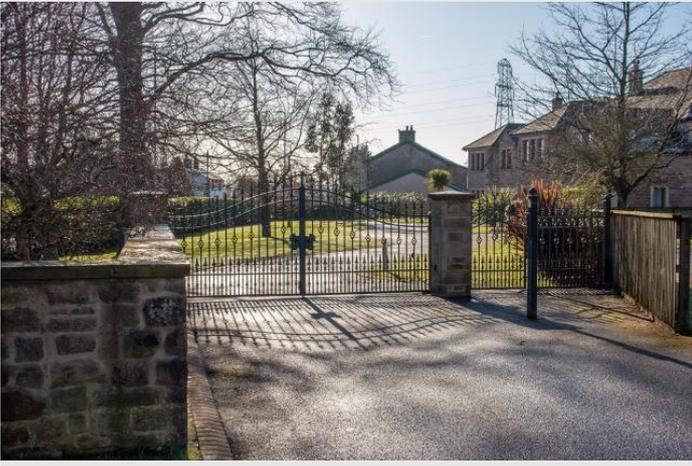
1 Lake View, Longridge, Preston,  
Lancashire, PR3 3BF

OIRO **£735,000**



# Property Photos

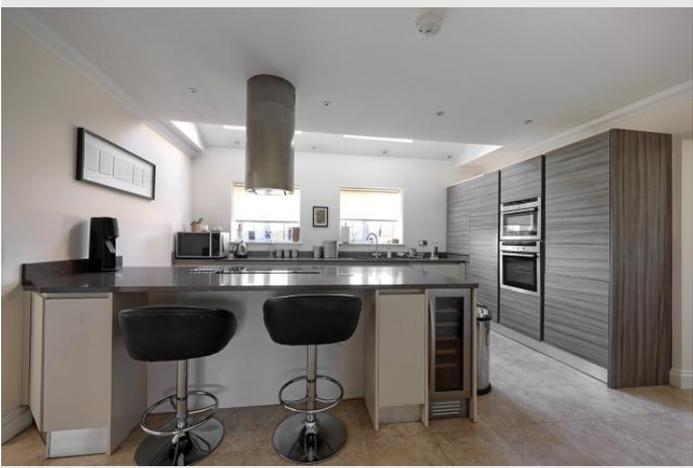
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Creation Date  
**22/04/2025**

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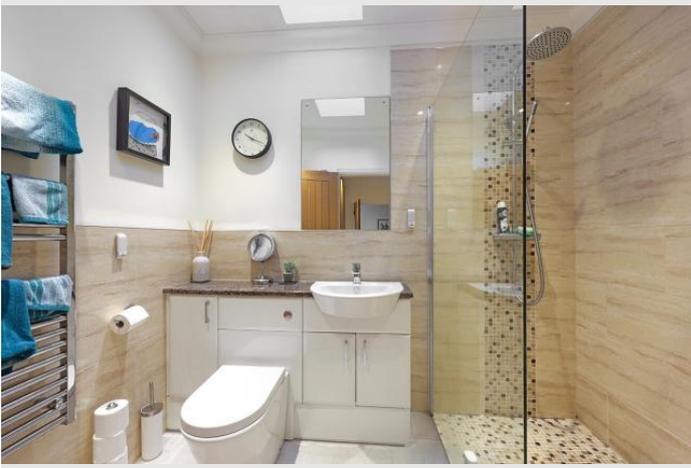
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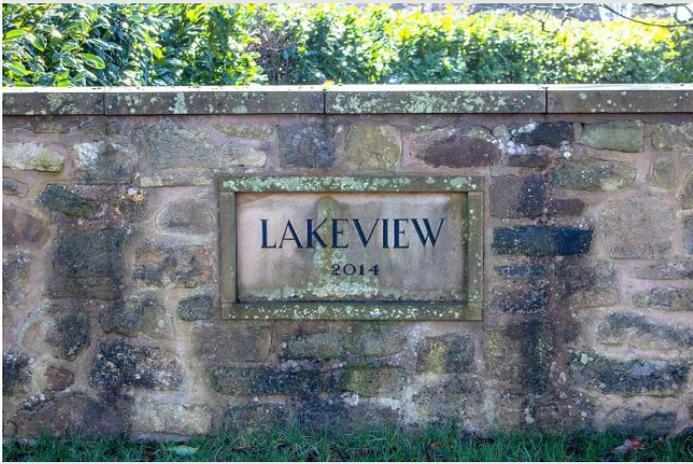
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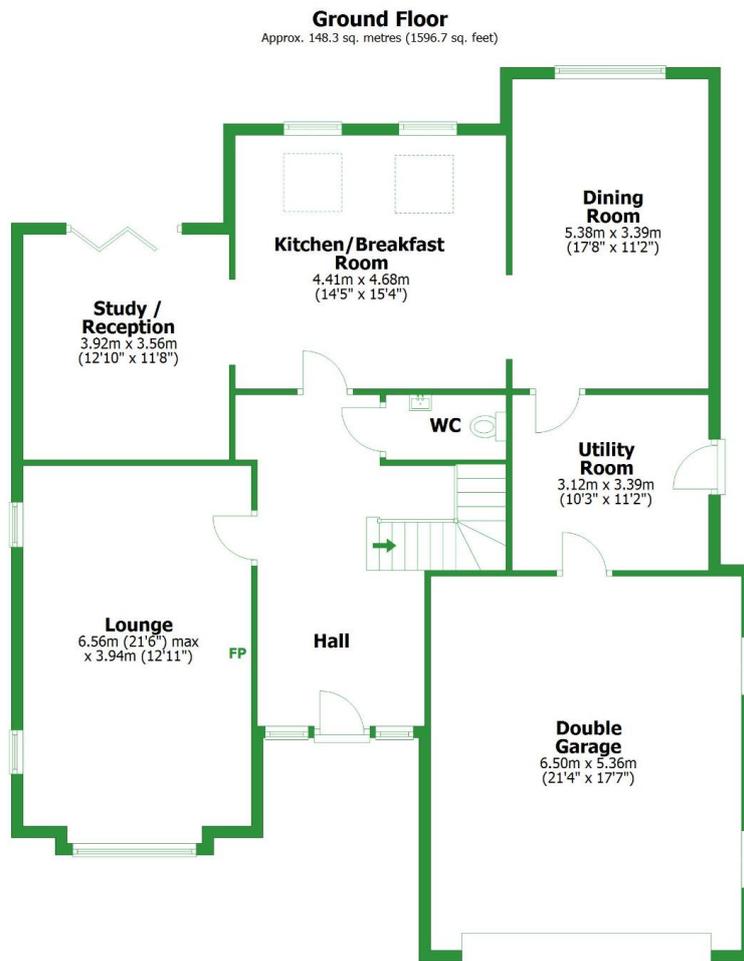


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# Property Floor Plans

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF



Total area: approx. 287.0 sq. metres (3088.9 sq. feet)

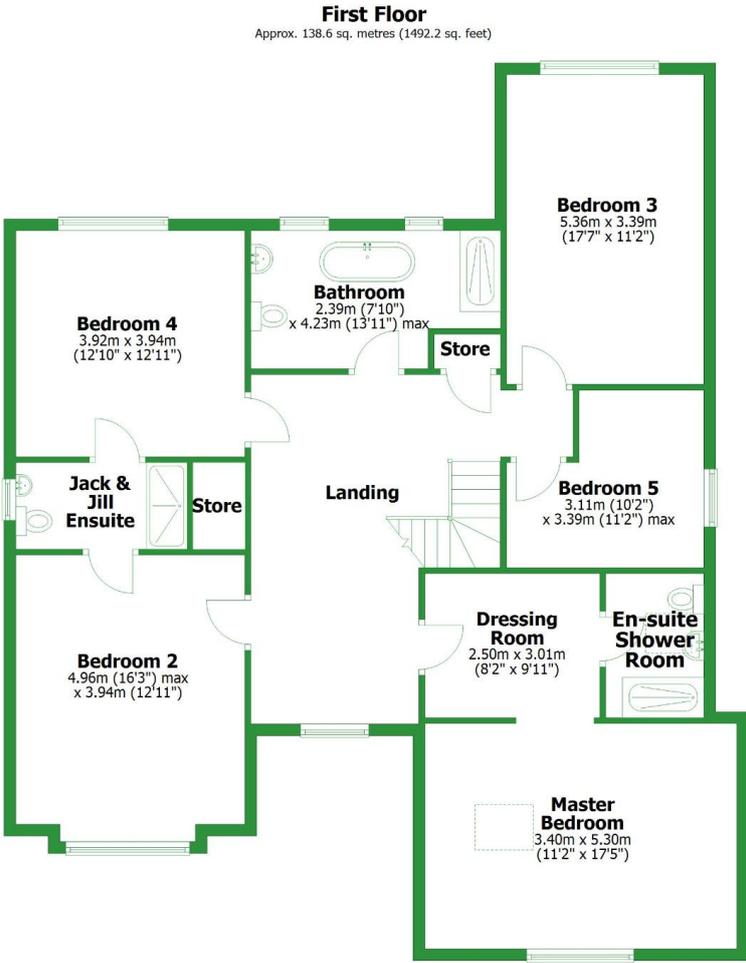
For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

Creation Date

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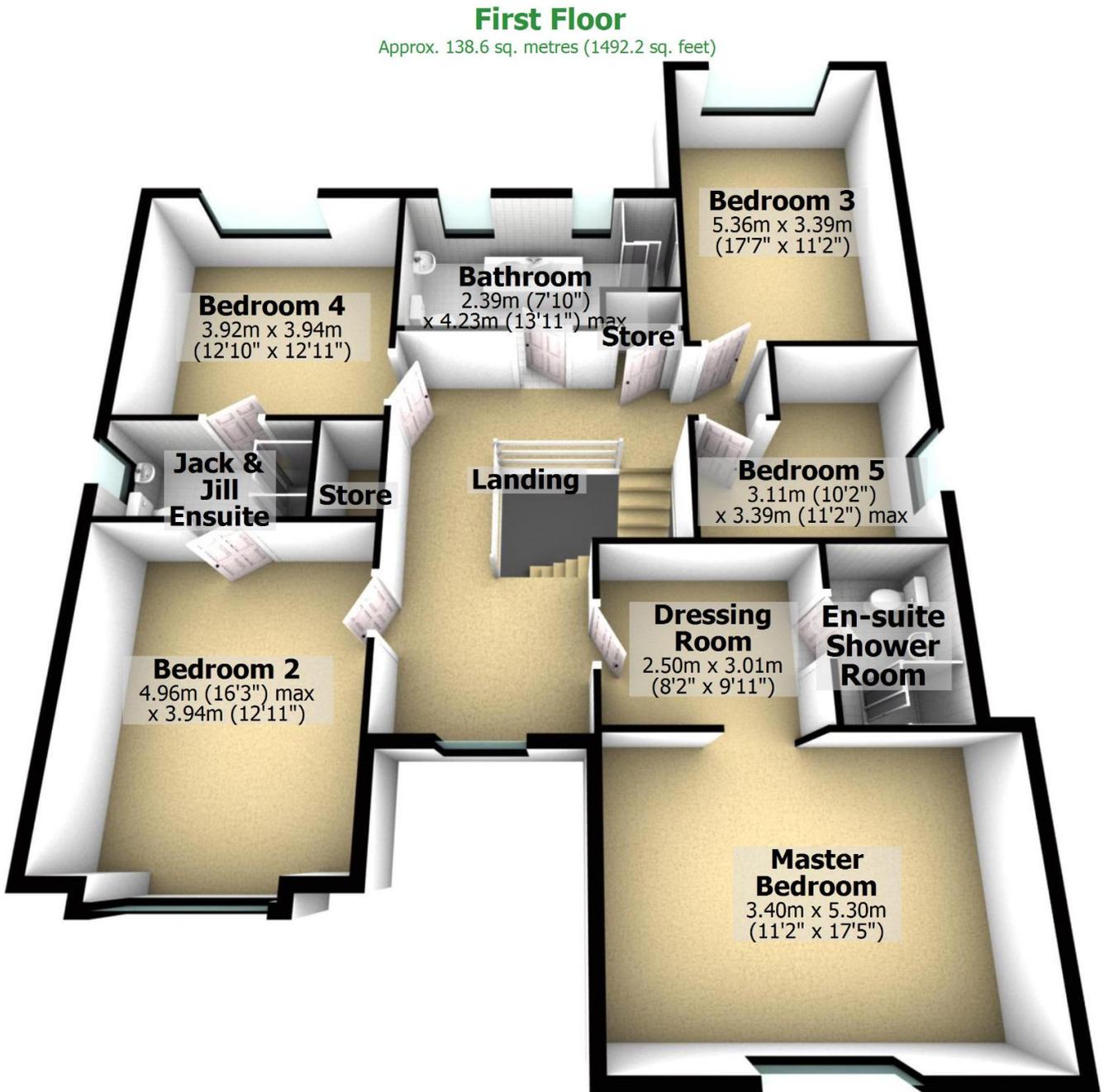
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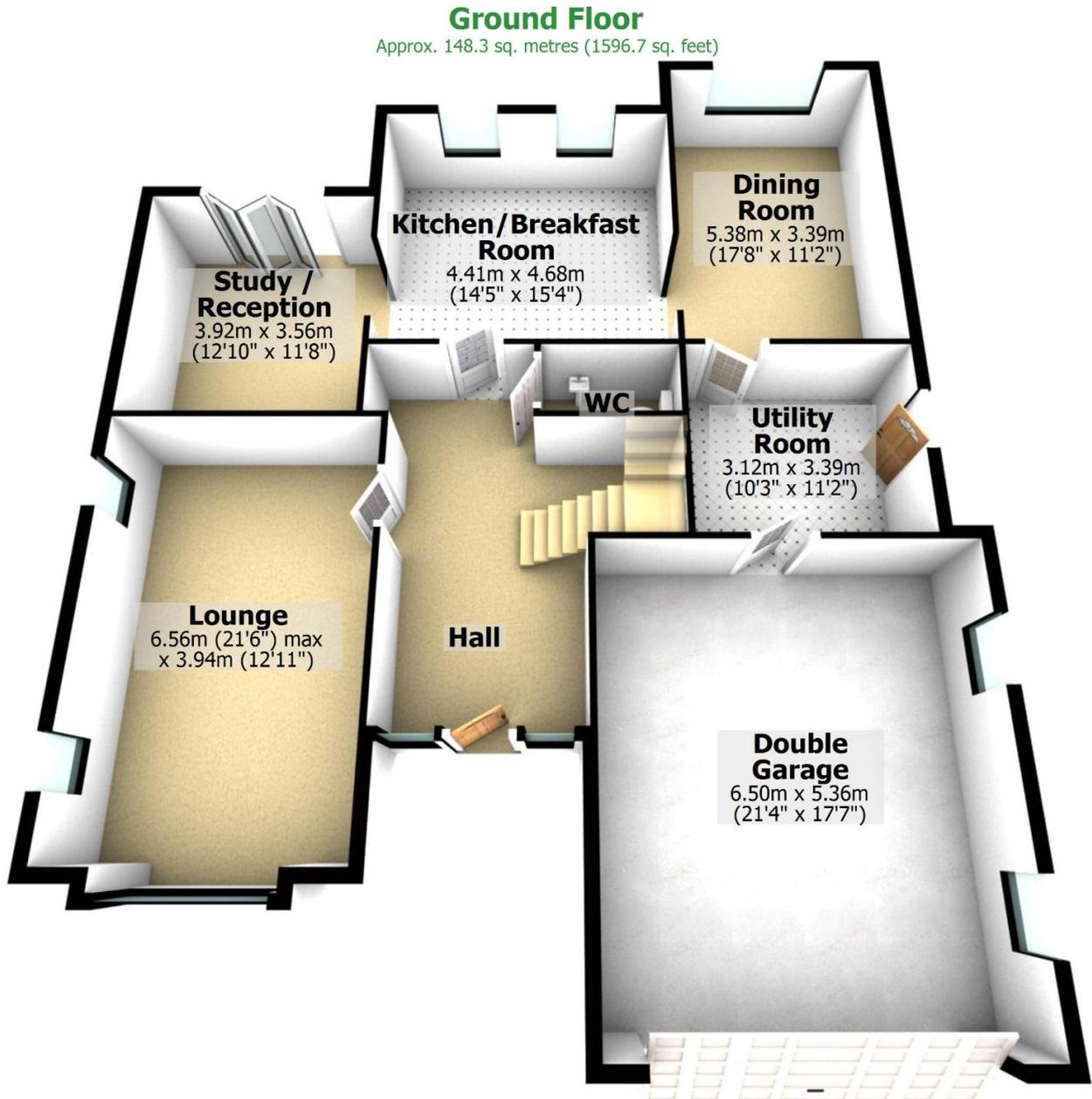


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# Property EPC

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF

Energy performance certificate (EPC)		
1, Lake View Longridge PRESTON PR3 3BF	Energy rating <b>B</b>	Valid until: 7 May 2025
		Certificate number: 0388-0045-7385-3855-8990
Property type	Detached house	
Total floor area	260 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**

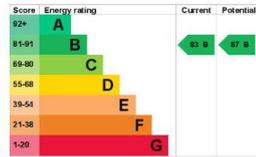
This property's energy rating is B. It has the potential to be B.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Property Info

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF

## Property Type

House

## Property Style

Detached

## Bedrooms

5

## Bathroom

3

## Receptions

3

## Tenure Type

Freehold

## Floor Area

3088.9

## Agency Type

Sole

## Parking

Double Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF

## Water Supply

Mains

## Sewerage

Private Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## 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

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£735,000

## Land Size

-

## Age of Property

Modern Minimalist

## Year Built

2014

## New Home

No

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# Property Features

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF

## Feature 1

Five Bedroom Detached

## Feature 2

Small Gated Development Of Two Properties

## Feature 3

Two Reception Rooms

## Feature 4

High Spec Finishes Throughout

## Feature 5

Master Bedroom Suite With Dressing Area And Ensuite

## Feature 6

Underfloor Heating

## Feature 7

Spacious And Natural Light Throughout

## Feature 8

Close To Local Amenities And Transport Links

## Feature 9

Large Rear Gardens

## Feature 10

Shared Septic Tank

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# Property Description

1 Lake View, Longridge, Preston, Lancashire, PR3 3BF

**An exclusive, five bedroom detached property, with private access, in Longridge.**

A beautiful five-bedroom detached family home, nestled in a private, gated development of just two exclusive properties on the outskirts of Longridge.

Set on a large plot in a prime location, this exceptional residence offers a blend of modern luxury, space, and tranquillity, perfect for growing families or those seeking an elevated lifestyle.

Situated on the outskirts of Longridge, this home offers the perfect balance between rural charm and modern convenience. Longridge is renowned for its picturesque surroundings, excellent schools, and a vibrant community atmosphere. With easy access to local amenities, transport links, and beautiful countryside walks, this property truly offers the best of both worlds.

## Key Features

- Impressive Entrance Hallway
- Three Reception Rooms
- Integral Garage
- Master Suite including dressing area and ensuite
- Four Spacious Bedrooms
- Family Bathroom with a freestanding bath
- Underfloor Heating
- Large rear garden
- Close to major transport links and local amenities
- Gated access

## Agent's Perspective

This property is a rare gem in Longridge, the combination of its exclusive gated setting, expansive plot, and high-end finishes makes it a must-see for buyers. From the

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thoughtfully designed living spaces to the impressive garden and luxurious bedroom suites, every aspect of this home radiates quality and comfort. A main lounge provides comfortable living, a second reception room with bifold doors, allows for seamless connection to the outdoors. A stylish, modern kitchen with complimentary granite worktops and high quality integrated appliances is perfect for culinary enthusiasts. Upstairs, the master bedroom with ensuite and dressing area provides a luxury retreat. Four generously sized bedrooms and elegant family bathroom with a stunning freestanding bath, completes the upstairs. A real highlight to this property is the garden. A private oasis perfect for outdoor entertaining, childrens play, or simply relaxing in the fresh air. The extensive plot offers ample opportunity for landscaping or creating your dream outdoor space.

Whether youre entertaining guests, raising a family, or simply looking for a serene escape, this home delivers on every front.

## Client's Perspective

This home offers an incredible sense of space with flexible living accommodation, yet the main sitting room feels wonderfully cosy especially with the log burner glowing on a chilly evening.

It is perfect for hosting guests and entertaining, with plenty of bedroom and bathroom space to ensure everyone has their own private retreat. The large garden is a fantastic bonus, ideal for outdoor dining, family gatherings, and even a game of football!

This has been a truly wonderful family home, and we hope it will be the same for its next owners.

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