

Property Details

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

OIRO **£725,000**



Property Photos

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

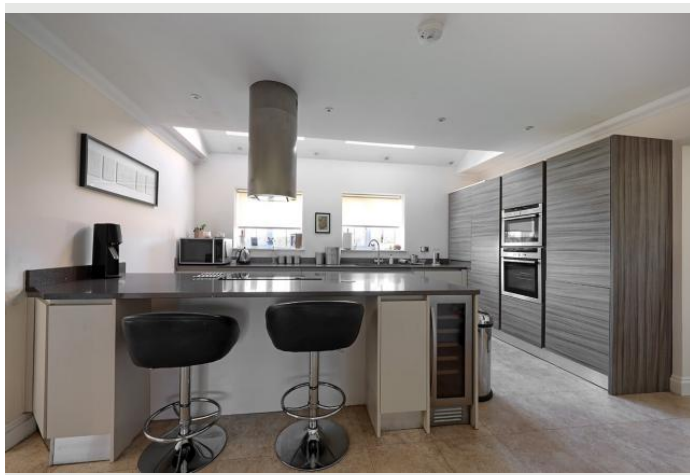


Creation Date

09/06/2025

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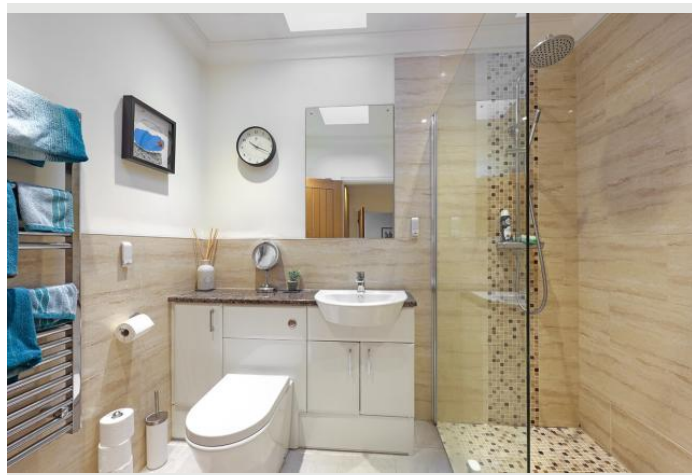
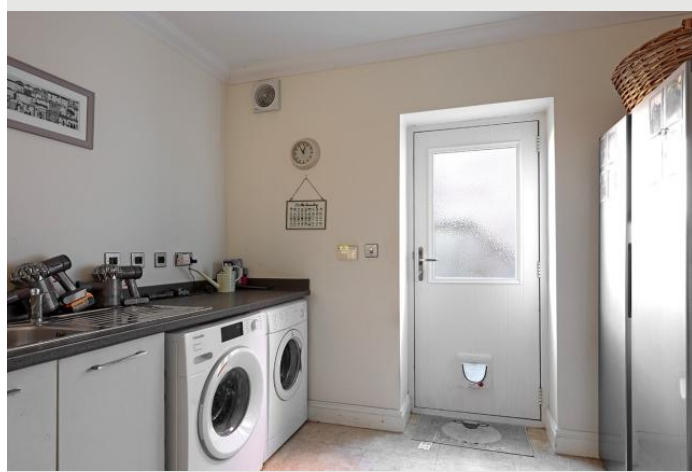


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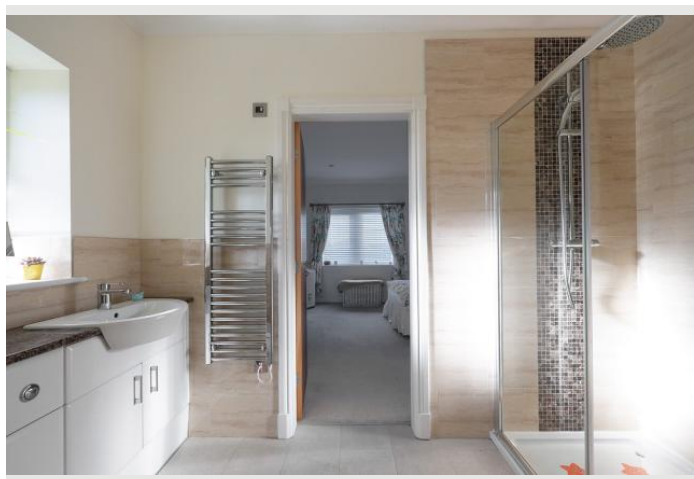
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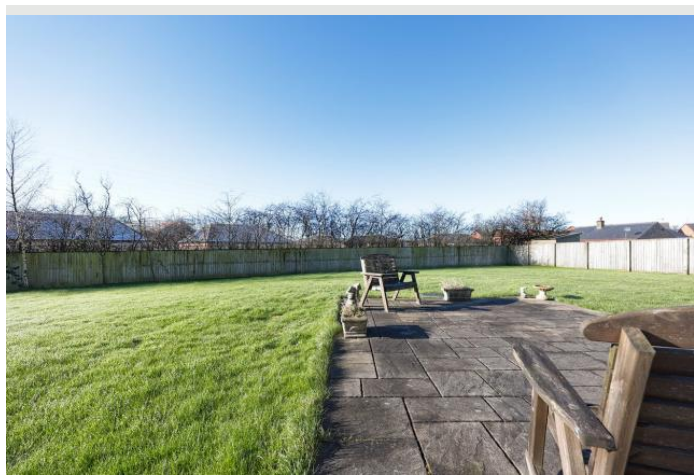
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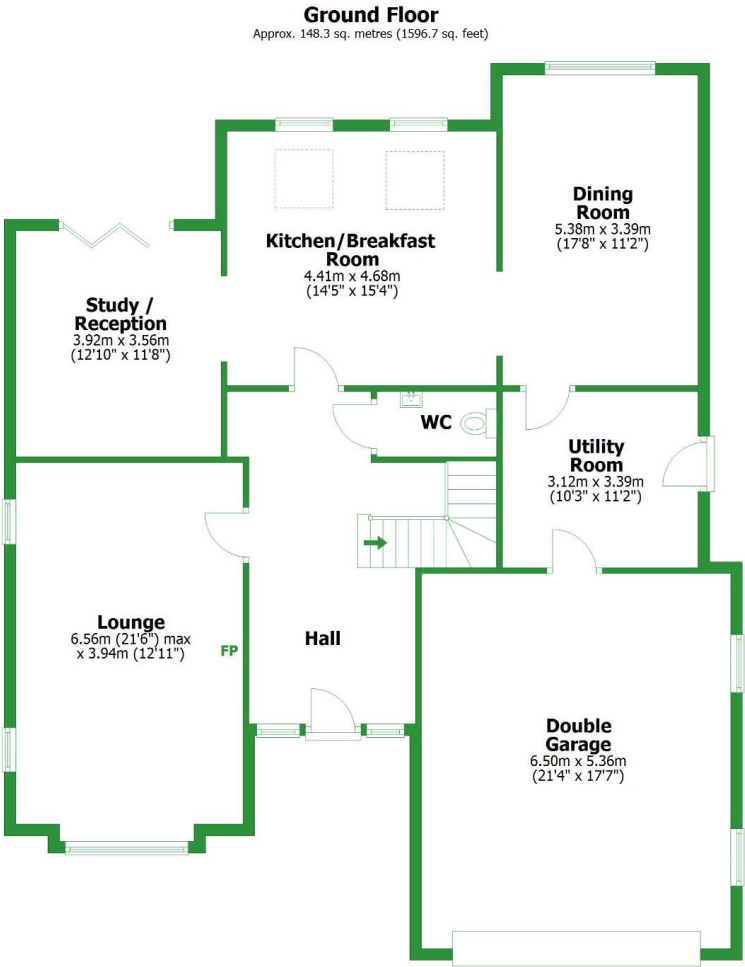


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Property Floor Plans

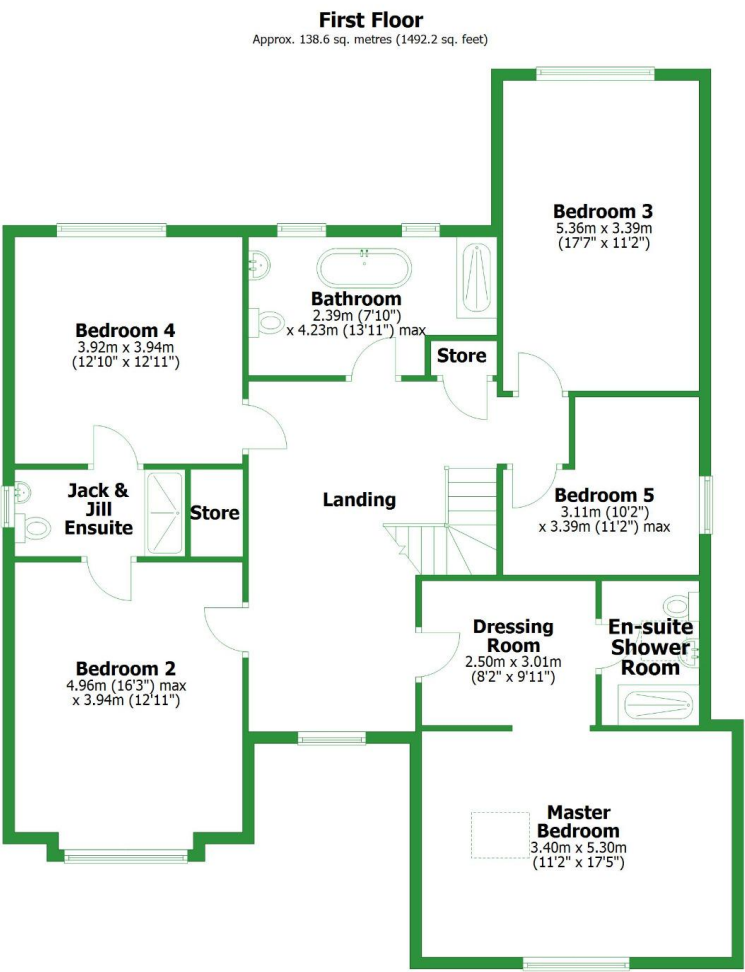
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Total area: approx. 287.0 sq. metres (3088.9 sq. feet)
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

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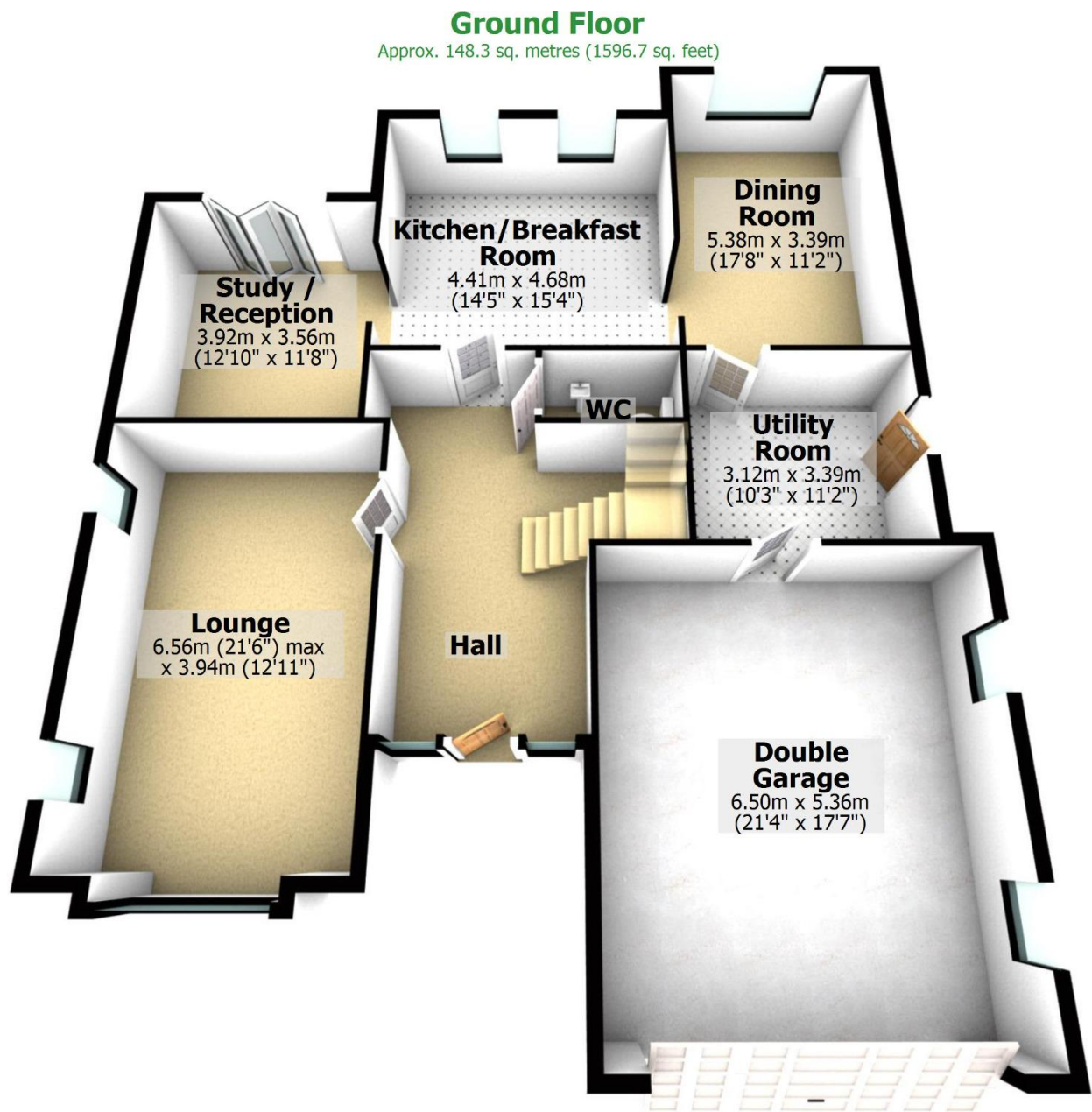
First Floor

Approx. 138.6 sq. metres (1492.2 sq. feet)



Property Floor Plans

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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

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

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.

Propertysee 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

92+

A

89-91

B

85-88

C

82-85

D

78-81

E

74-77

F

69-73

G

Current

Potential

63 B

67 B

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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

Property Info

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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)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£725,000
Land Size
-
Age of Property
Modern Minimalist
Year Built
2014
New Home
No

Property Features

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

Feature 1

Natural Stone Built Five Bedroomhome

Feature 2

Small Gated Development Of Two Properties

Feature 3

Two Reception Rooms

Feature 4

Premium 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

A striking five bedroom detached property set within a small, private gated residence, in Longridge.

Welcome to Lake View, a unique five bedroom detached home on the edge of the sought after Longridge location. Crafted from beautiful, locally quarried cut stone by a respected local builder.

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

This is a home that combines striking architectural presence with modern convenience and family comfort. This property offers a rare blend of exclusivity, luxury and lifestyle.

Key Features

- Designer kitchen with granite worktops and high spec appliances
- Three versatile reception rooms, including a lounge with multi-fuel burner
- Spacious integral garage and ample private parking
- Five bedrooms including grand master suite with dressing area and ensuite
- Underfloor heating on both floors for added luxury
- Family Bathroom with a freestanding bath
- Extensive rear garden and manicured front lawn
- Convenient access to major transport links and local amenities
- Shared septic tank (cost-effective and professionally maintained)
- CCTV security system and a fully certified intruder alarm provide peace of mind

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 thoughtfully designed living spaces to the impressive garden and luxurious bedroom

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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.

A Prime Longridge Setting

Perfectly located on the fringes of Longridge, youre just moments from highly regarded schools, artisan shops, and superb transport links to Preston, the Ribble Valley and beyond. Yet you return home to gated serenity, mature gardens and views that breathe calm into busy lives.

This is not just a house its a statement home, meticulously finished and expertly designed for those who value space, privacy and premium living. Opportunities like this are incredibly rare in Longridge.

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