

Property Details

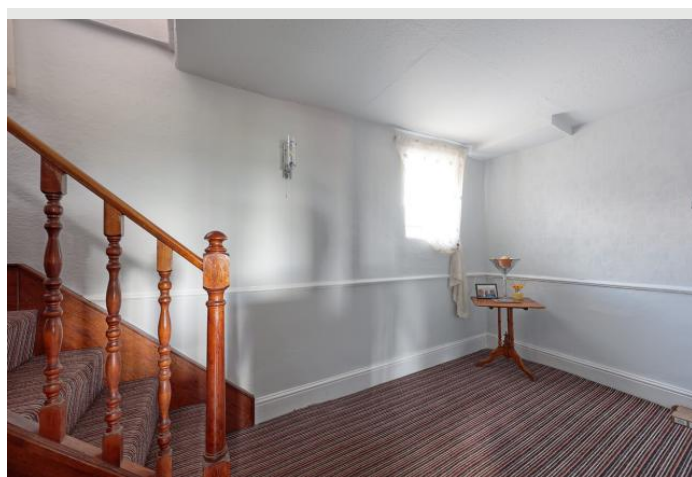
5 New Row Cottages, Clitheroe Road,
Knowle Green, Preston, Lancashire, PR3 2YS

Guide Price **£375,000**



Property Photos

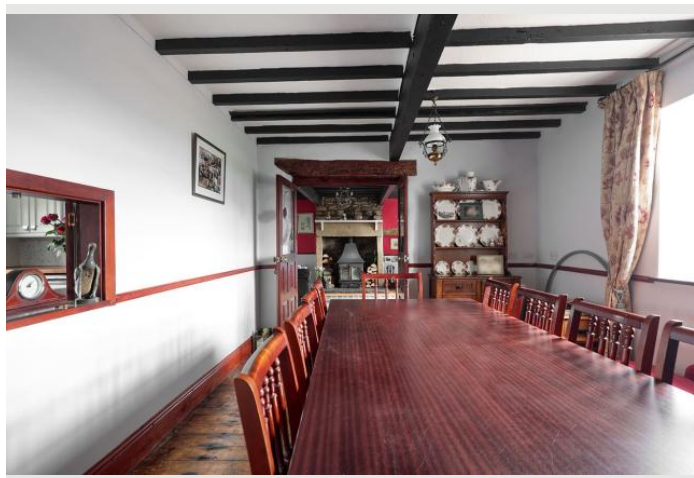
5 New Row Cottages, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3
2YS



Creation Date
23/07/2025

Property Photos

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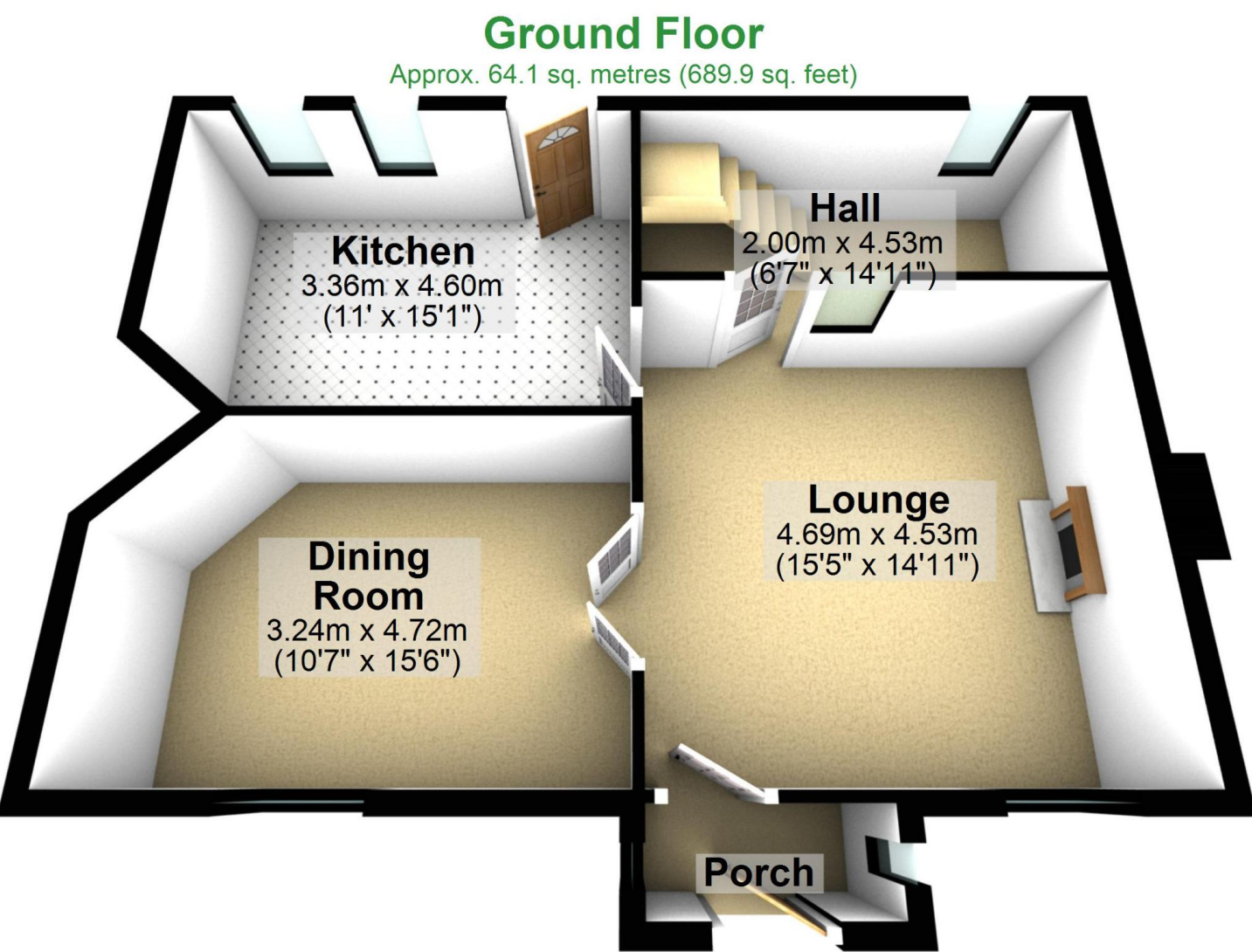


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Property Floor Plans

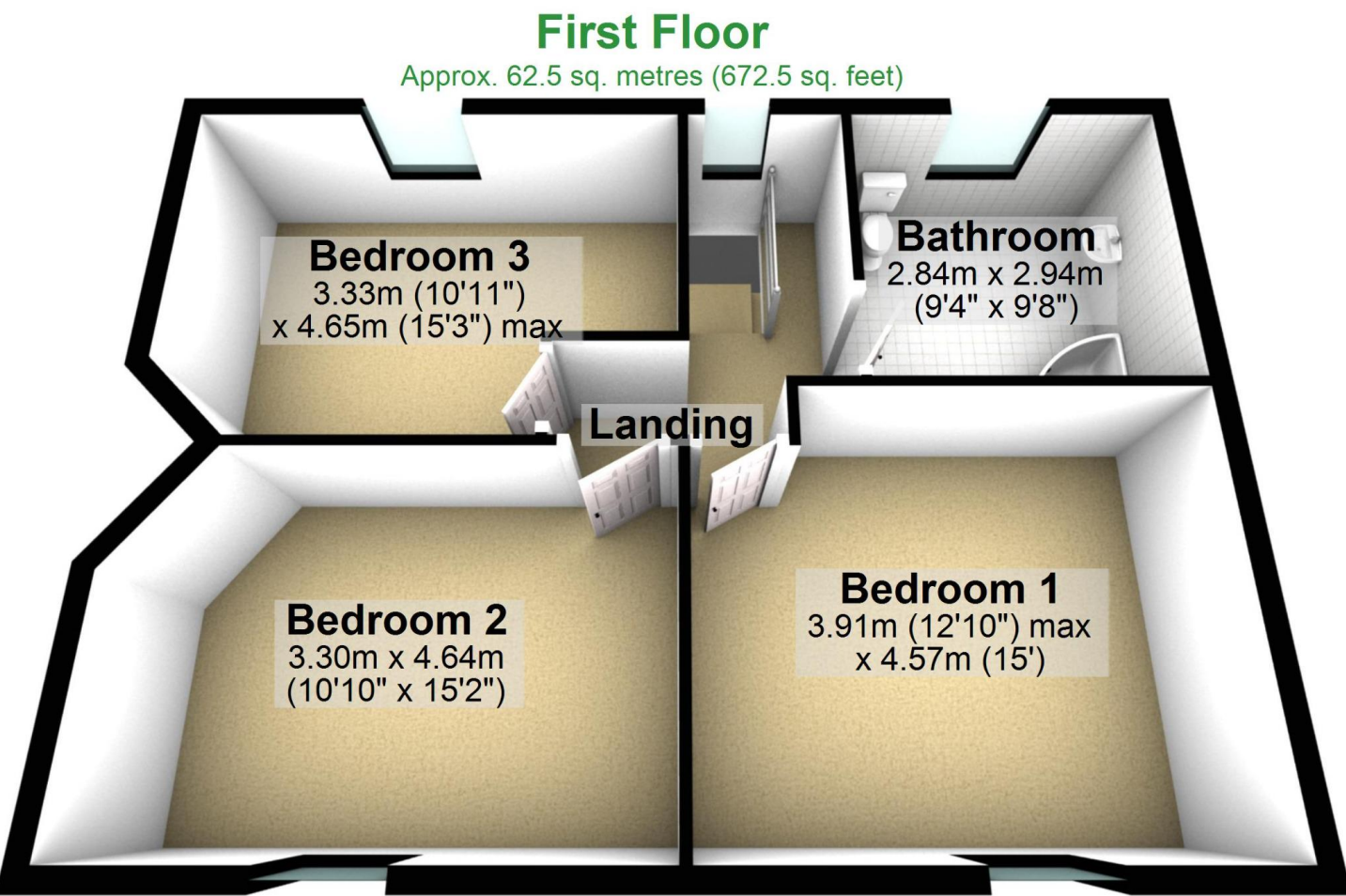
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Total area: approx. 126.6 sq. metres (1362.4 sq. feet)

Property Floor Plans

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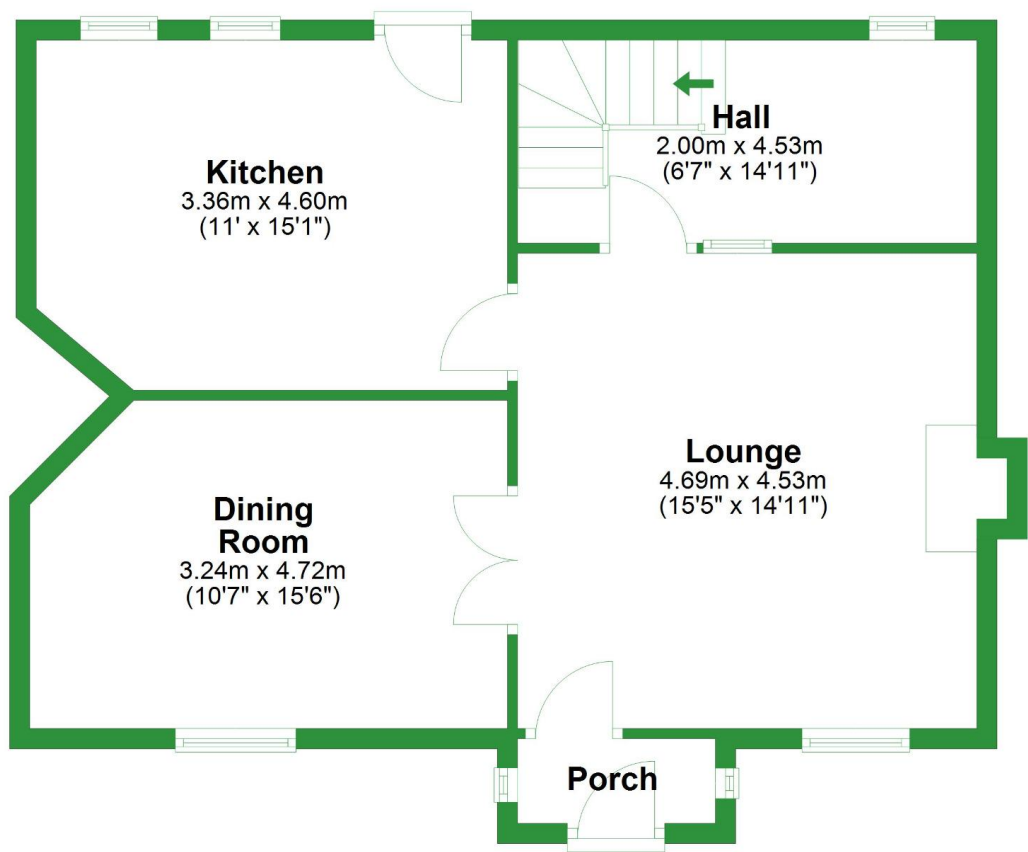


Property Floor Plans

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Ground Floor

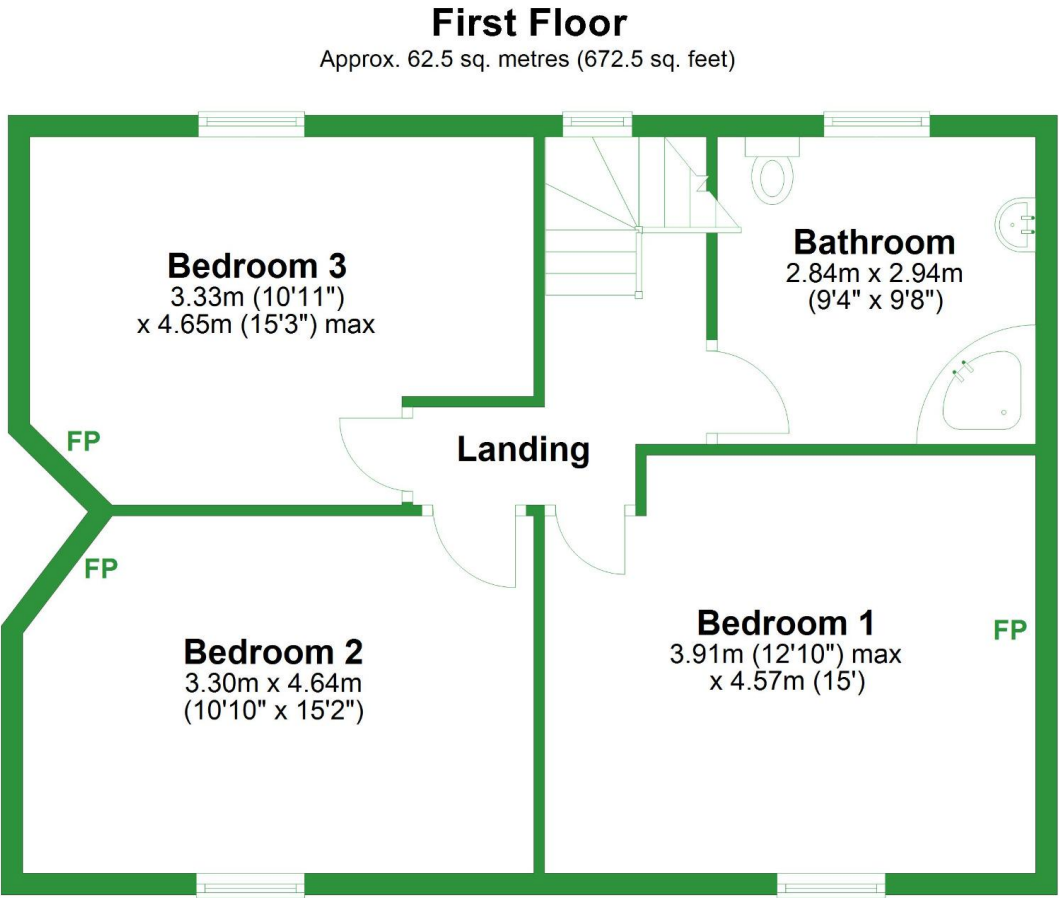
Approx. 64.1 sq. metres (689.9 sq. feet)



Total area: approx. 126.6 sq. metres (1362.4 sq. feet)

Property Floor Plans

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Property EPC

5 New Row Cottages, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

14/07/2025, 11:30

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

Energy performance certificate (EPC)

5 New Row Cottages Clitheroe Road Knowle Green PRESTON PR3 2YS	Energy rating E	Valid until: 12 November 2034 Certificate number: 0245-3040-0203-0354-8204
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Property type	Mid-terrace house
Total floor area	124 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 E. 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		
69-80	C		
55-68	D		
39-54	E	49 E	65 B
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0245-3040-0203-0354-8204?print=true>

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Property Info

5 New Row Cottages, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Not Specified
Floor Area
1362.4
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply

Property Info

5 New Row Cottages, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Water Supply
Mains
Sewerage
Private Supply
Heating
Oil
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
Some work needed
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
Guide Price
Price
£375,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

5 New Row Cottages, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Feature 1

Three Bedroom Cottage

Feature 2

Original Features Throughtout

Feature 3

Rural Location

Feature 4

Two Reception Rooms

Feature 5

Stunning Country Side Views

Feature 6

Rear Patio

Feature 7

Beautiful Gardens To The Front

Feature 8

Desirable Location

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Property Description

5 New Row Cottages, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Charming Three Bedroom Cottage with Rural Views in Desirable Clitheroe Road

Discover this three bedroom charming cottage in Knowle Green. It offers original features, two reception rooms, and stunning countryside views. This property is situated in a desirable location, offering the best of both rural living and convenient access to local amenities. The property offers an opportunity to add value over time, making it an attractive prospect for various buyers.

Key Features

- Idyllic Rural Setting with stunning open countryside views
- Two Spacious Reception Rooms perfect for family living and entertaining
- Well-proportioned Family Bathroom
- Beautifully maintained mature garden to the front
- Character features throughout, offering warmth and charm
- Peaceful location yet within easy reach of local amenities
- Countryside outlooks from multiple rooms
- Great potential for personalisation
- Ideal for those seeking a tranquil lifestyle in a sought-after rural community

Agent's Perspective

This cottage retains many original features throughout, adding to its character and appeal. The layout includes two reception rooms, providing versatile living spaces for a family or for entertaining guests. These rooms offer ample space for comfortable living. The kitchen is a good size and provides access to the rear of the property. This space offers potential for modernisation, allowing a buyer to create their ideal culinary area. Upstairs, three bedrooms provide a comfortable living arrangement with well-proportioned rooms. The single bathroom serves the property efficiently. The exterior of the property is equally appealing. There is a rear patio, perfect for outdoor dining, relaxation, or enjoying the views. To the front, the property boasts beautiful gardens, which are well-maintained and add to the overall curb appeal. These gardens provide a lovely outdoor space for leisure and enjoyment. One of the standout features of this property is its rural location, which provides a

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peaceful and tranquil environment. Residents can enjoy stunning countryside views from various points around the property, offering a picturesque backdrop to daily life. This setting ensures a high quality of life away from the hustle and bustle.

Client's Perspective

Viewing is highly recommended to fully appreciate the charm, location, and potential of this delightful cottage. It represents a solid investment in a sought-after area, combining traditional features with the benefits of a rural setting. The property is well-suited for those seeking a peaceful home with character and beautiful surroundings.

Additional Information

The property seems to be unregistered but will be registered on completion

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