

# Property Details

Harwood House, Greenside,  
Ribchester, Lancashire, PR3 3ZJ

Guide Price **£650,000**



# Property Photos

Harwood House, Greenside, Ribchester, Lancashire, PR3 3ZJ



Creation Date

31/07/2026

# Property Photos

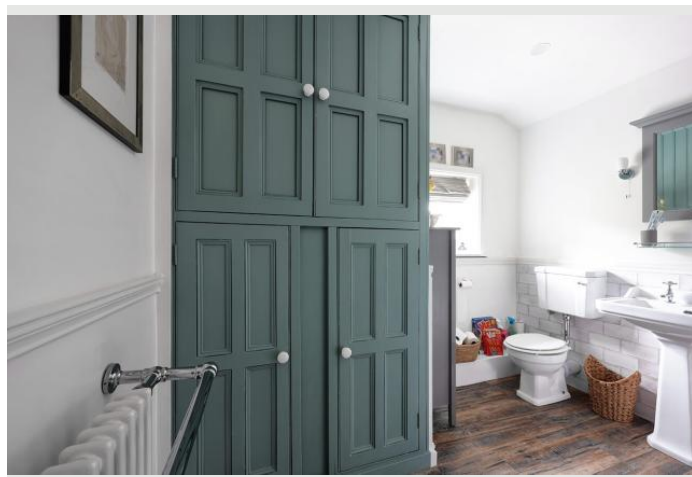
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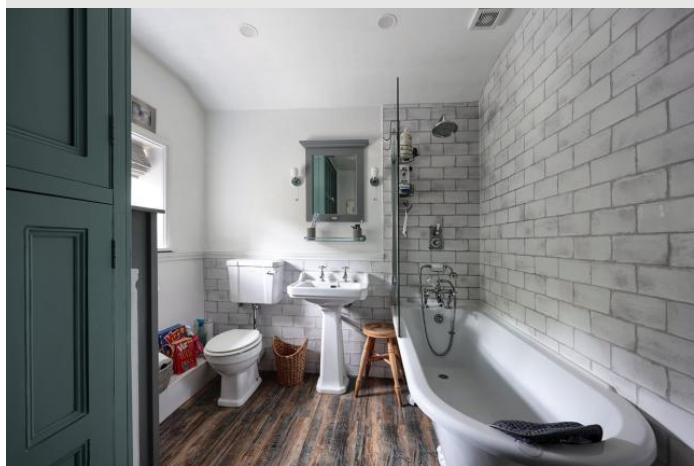
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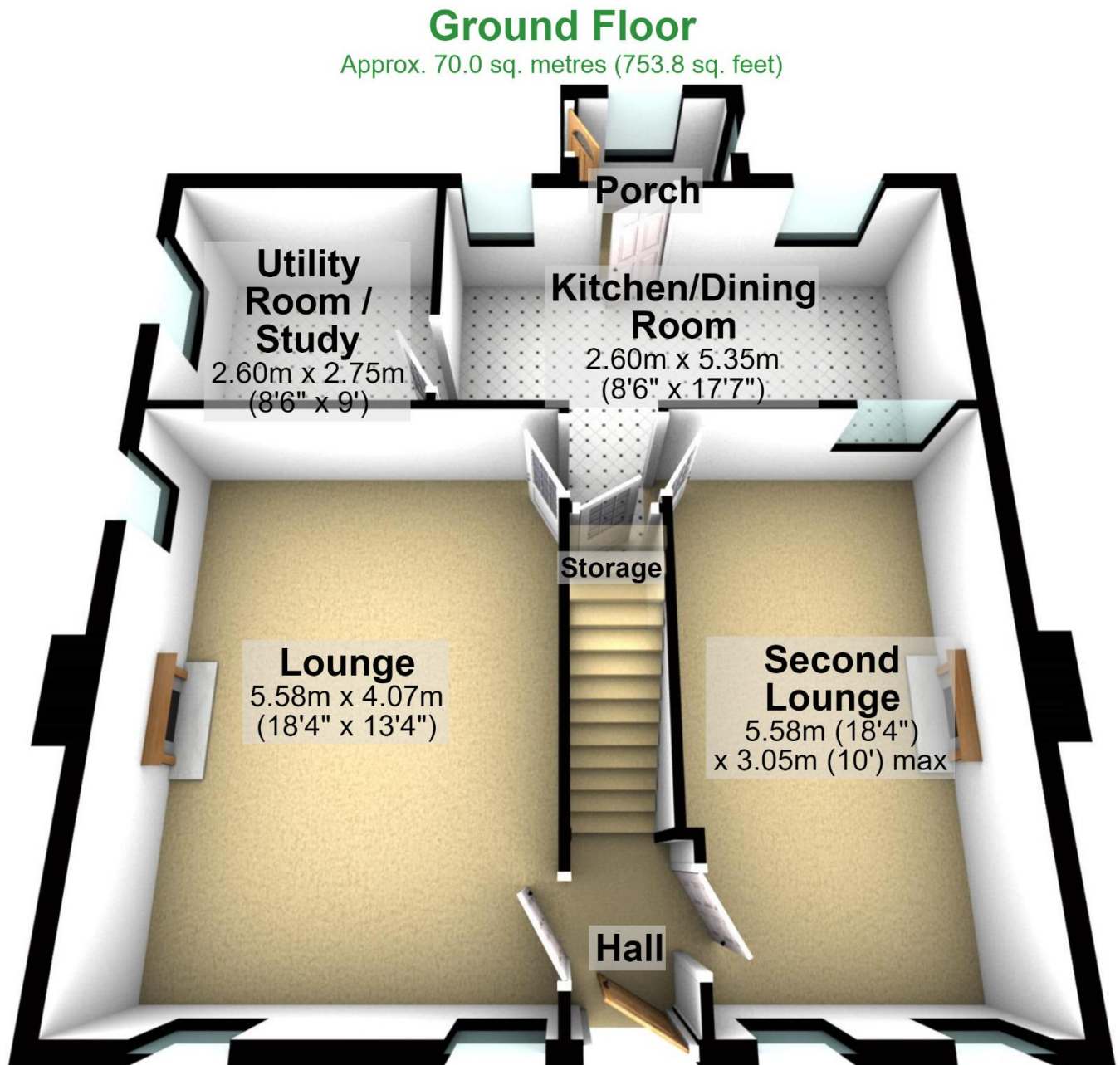


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# Property Floor Plans

Harwood House, Greenside, Ribchester, Lancashire, PR3 3ZJ



Total area: approx. 137.9 sq. metres (1484.5 sq. feet)

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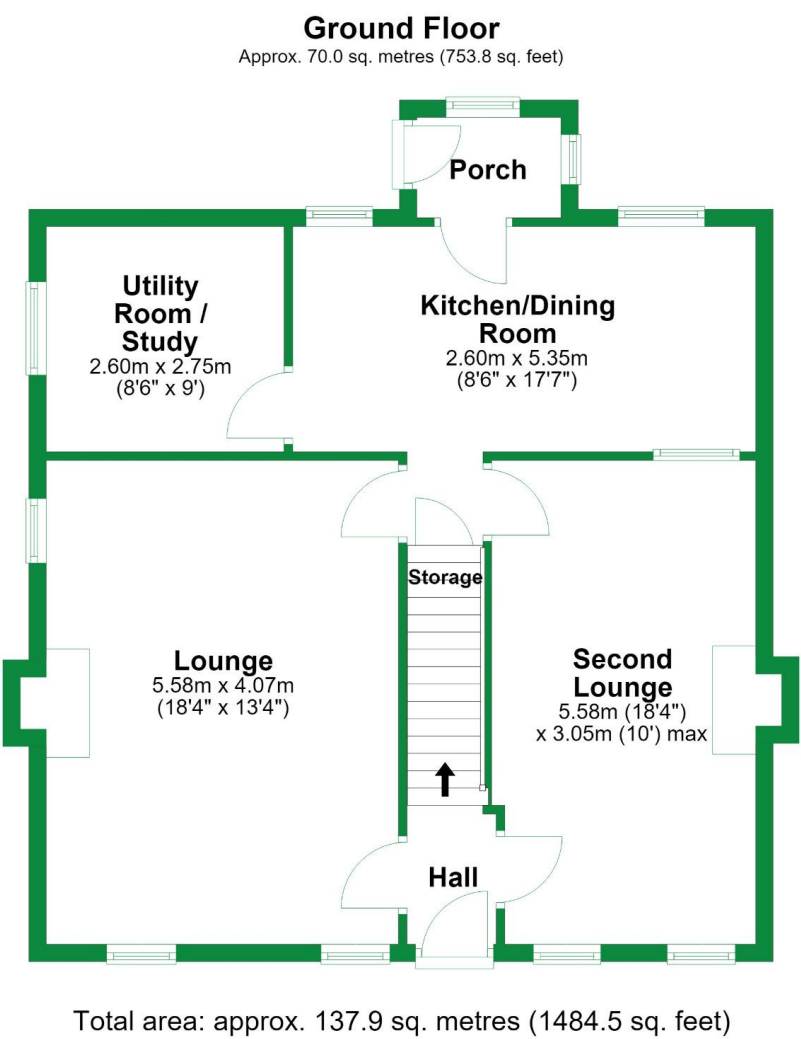
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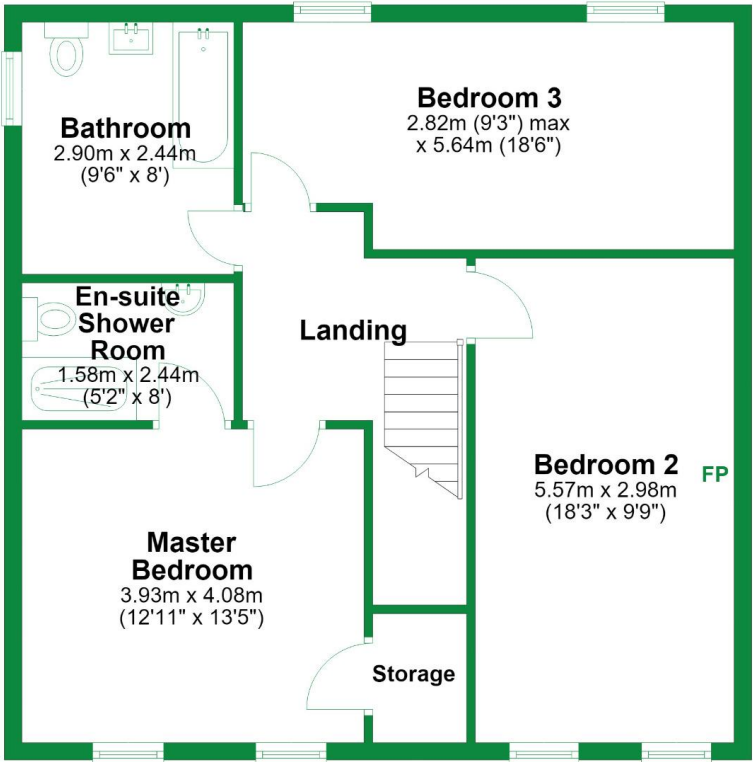


# Property Floor Plans

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## First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



# Property Info

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## Property Type

House

## Property Style

Detached

## Bedrooms

3

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1484

## Agency Type

Sole

## Parking

Secure Gated Parking

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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|                            |
|----------------------------|
| Water Supply               |
| Mains                      |
| Sewerage                   |
| Mains Supply               |
| Heating                    |
| Gas Central                |
| Broadband                  |
| -                          |
| 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

Guide Price

Price

£650,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

Harwood House, Greenside, Ribchester, Lancashire, PR3 3ZJ

## Feature 1

Character Filled Detached Property

## Feature 2

Formerly The Old Police House, Dating Back To 1742

## Feature 3

Spacious Living Areas Throughout Including Two Lounges With Wood Burners

## Feature 4

Open Plan Kitchen Dining Area

## Feature 5

Main Bedroom With An En-suite Shower Room And Walk In Wardrobe

## Feature 6

Two Further Double Bedrooms

## Feature 7

Ample Driveway Parking With Electric Gates And A Detached Garage

## Feature 8

Patio Areas And A Lawn Providing Great Outdoor Space

# Property Description

Harwood House, Greenside, Ribchester, Lancashire, PR3 3ZJ

## A Characterful Detached Family Home in The Heart of Ribchester

### Key Features

Detached family home dating back to 1742  
Former village police house with a fascinating history  
Three double bedrooms, including a main bedroom with en-suite shower room and walk-in wardrobe  
Two spacious reception rooms, each with a wood burner and feature fireplace  
Modern fitted kitchen open to a generous dining area  
Useful utility room with flexibility to be used as a study or home office  
Family bathroom serving the first floor  
Original cell door retained in the utility room  
Mature front and rear gardens with established trees, shrubs, plants and flowers  
Patio seating areas ideal for relaxing or entertaining  
Secure gated driveway with electric gates providing ample off-road parking  
Large detached garage offering excellent storage or workshop space  
Quiet position in the heart of the sought-after village of Ribchester  
Walking distance to local shops, cafes, traditional pubs, a health centre and other everyday amenities  
Close to Ribchester St Wilfrid's Church of England Primary School and within easy reach of well-regarded secondary schools  
Surrounded by beautiful countryside and riverside walks along the River Ribble  
Excellent road links to Clitheroe, Longridge, Preston and the wider Ribble Valley  
A characterful family home combining period features with modern-day comfort

Dating back to 1742, Harwood House is a beautiful detached family home full of charm, character and history. Formerly the village police house, it has a fascinating past while now offering a warm and welcoming place to call home. Combining original features with modern touches, the property provides generous living space that's perfectly suited to family life.

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The ground floor offers two spacious reception rooms, both centred around impressive fireplaces with wood burners, creating cosy spaces to relax and unwind. To the rear, the modern kitchen opens into a generous dining area, ideal for family meals and entertaining. A useful utility room, which could also be used as a study, is accessed from the dining area and still retains original features from the building's time as the village police house, including the original cell door, offering a wonderful reminder of the property's rich history. A rear porch provides direct access to the garden.

Upstairs, there are three double bedrooms. The main bedroom enjoys an en-suite shower room and a walk-in wardrobe, while the remaining two bedrooms both benefit from integrated storage. A family bathroom completes the first floor.

Outside, the property continues to impress. A front garden and pathway lead to the entrance, while patios wrap around the home, providing several places to sit and enjoy the surroundings. Steps lead down to a large patio driveway with electric gates and access to a substantial detached garage. Beyond this is a well-maintained garden with mature trees, shrubs and plants creating a lovely outdoor space throughout the year.

Located in the heart of the sought-after village of Ribchester, the property is within easy walking distance of local shops, cafes, traditional pubs, a highly regarded primary school, a health centre and everyday amenities. The village is steeped in history and is well known for its friendly community, beautiful walks along the River Ribble, the Roman Museum, and excellent road links to Clitheroe, Longridge, Preston and the wider Ribble Valley, making it an excellent choice for families and commuters alike.

From the Agent's Perspective:

Harwood House is a family home with a warm and welcoming feel from the moment you step inside. The spacious reception rooms, generous kitchen and dining area, and three double bedrooms provide plenty of space for everyday family life. Its history and original features give the property real character, while the gardens, detached garage and quiet village location make it a home that's both practical and enjoyable to live in. With local

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amenities, schools and countryside walks close by, it offers a great balance of village living and convenience.

From the Client's Perspective:

We have loved living at Harwood House and it has truly felt like home. The character, warm feel and spacious rooms have made it a wonderful place for family life. We have also loved being part of the Ribchester community and would have happily stayed in this lovely village.

Additional Information

Tenure- Freehold

Council tax band - G

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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