



Former Church, Ribchester

Ribchester

A truly exceptional former church conversion in the heart of Ribchester, meticulously renovated over six years to create a remarkable four-bedroom home that is completely move-in ready. Set within a Conservation Area, and it is situated within the Forest of Bowland, which is a designated Area of Outstanding Natural Beauty. Finished to an outstanding standard, the property combines striking historic character with refined modern living. The ground floor offers three versatile reception rooms, an extensively fitted kitchen with integrated appliances, utility room, cloakroom, cool larder and downstairs WC. Exposed brickwork, impressive timber beams and carefully considered finishes feature throughout, complemented by underfloor heating across the ground floor. Upstairs are four generous bedrooms, including a principal bedroom with en-suite, together with a beautifully appointed family bathroom. The property also benefits from gas central heating, a boiler and water tank system, and a completely new roof installed in 2022. Externally, the building has been K-rendered and features secure electric gated access to a low-maintenance garden, generous parking and a substantial garage. Situated on Blackburn Road in the historic village of Ribchester, the home places beautiful Ribble Valley countryside practically on the doorstep. Residents can enjoy riverside walks beside the River Ribble, join stretches of the Ribble Way, or explore scenic village routes passing Ribchester's Roman remains and museum.



Ground Floor

The ground floor opens into an impressive and beautifully finished living environment, blending contemporary design with character features throughout. A spacious hallway showcases exposed brickwork, timber beams and oak internal doors along with underfloor heating throughout and leading into the substantial open-plan kitchen, dining and family area. The stylish fitted kitchen includes extensive cabinetry, integrated appliances, quartz-style work surfaces and a central island with inset hob, while the adjoining living area is centred around a characterful brick fireplace with log-burning stove. Additional versatile reception space offers excellent potential for formal dining, entertaining, working from home or relaxed family living. A separate utility & larder room provides further storage and appliance space, accompanied by a cloakroom/WC. Internal access leads into the generous garage, completing a highly practical and flexible ground-floor layout.

First Floor

The first floor continues the property's superb combination of space, character and modern comfort. A striking landing, enhanced by exposed timber beams, vaulted ceilings and roof windows, provides access to four generously proportioned bedrooms. Each room offers excellent flexibility for family accommodation, guest rooms or home-working requirements, with the principal bedrooms enjoying impressive dimensions and attractive architectural detailing. Two spacious bathrooms serve this level, both finished in a contemporary style and offering excellent facilities. The larger family bathroom includes a fitted vanity unit, WC, panelled bath and separate glazed shower enclosure beneath a vaulted, beam-lined ceiling, while the additional bathroom provides further convenience for a busy household. Natural light, exposed roof timbers and carefully chosen finishes create a distinctive and welcoming first-floor arrangement.









Floor 0



Floor 1



Approximate total area⁽¹⁾

278.9 m²

3003 ft²

Reduced headroom

17 m²

183 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

The property is approached from Blackburn Road through a traditional gated frontage, framed by stone walling, wrought-iron railings and a neatly landscaped, low-maintenance forecourt. To the rear, secure electric sliding gates open onto an extensive tarmacadam courtyard, providing generous off-road parking for several vehicles. The space is enclosed by attractive stone walls and includes paved seating areas, planted borders and exterior lighting. A substantial integral garage and electric rear security fence allowing for excellent parking, workshop or storage space, completing this highly practical and private exterior.

DRIVEWAY

6 Parking Spaces





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