

# Property Details

Ramp Holme, Hothersall Lane,  
Hothersall, Preston, Lancashire, PR3 2XB

Guide Price **£250,000**



# Property Photos

Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB



Creation Date

05/08/2026

# Property Photos

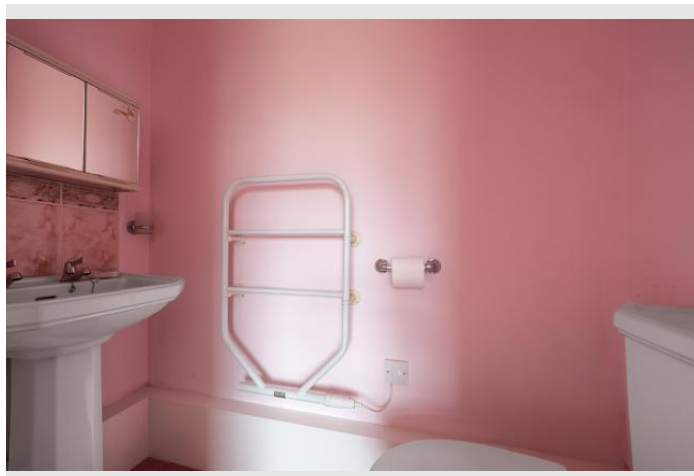
Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB



Creation Date  
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# Property Photos

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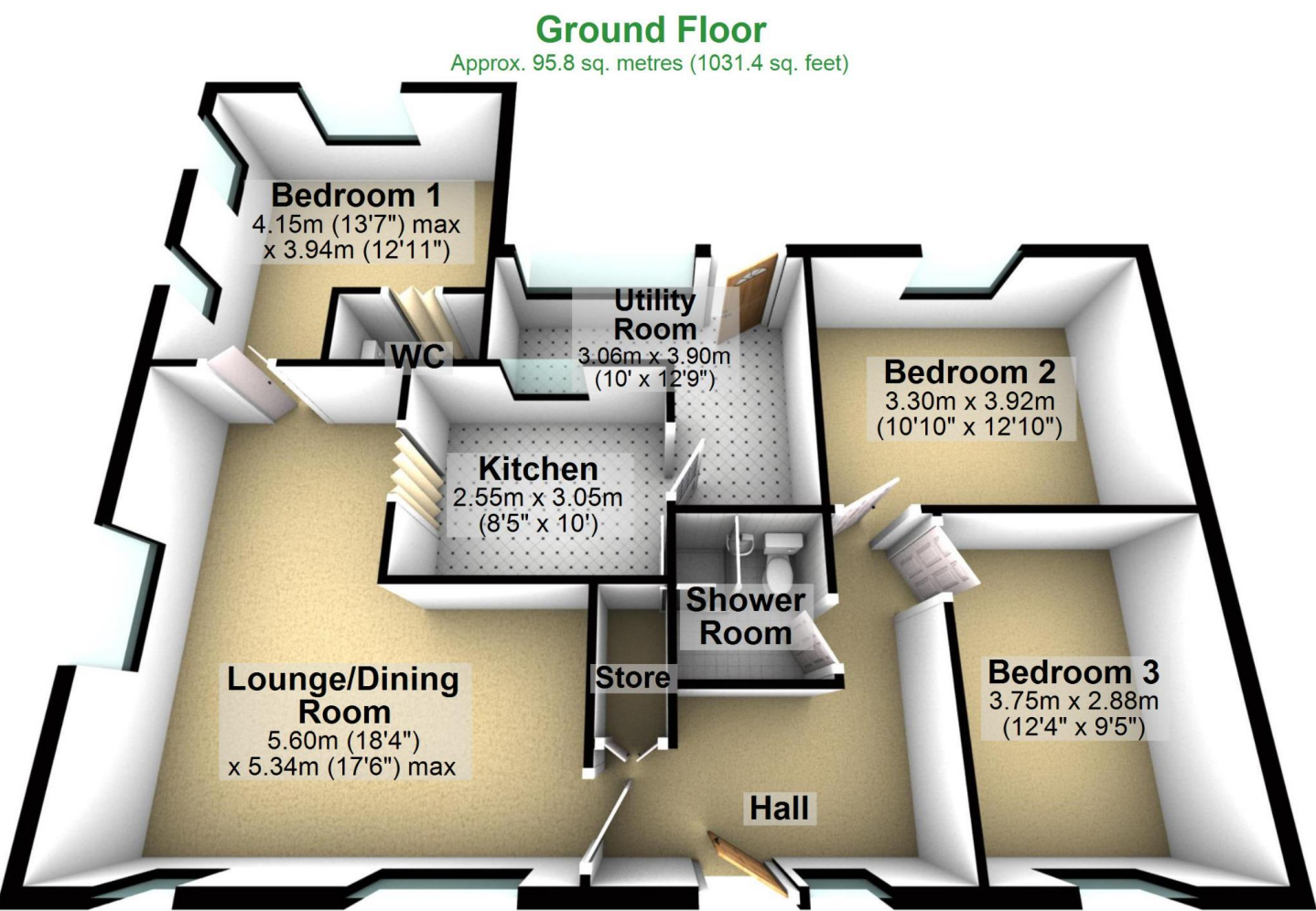


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# Property Floor Plans

Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB



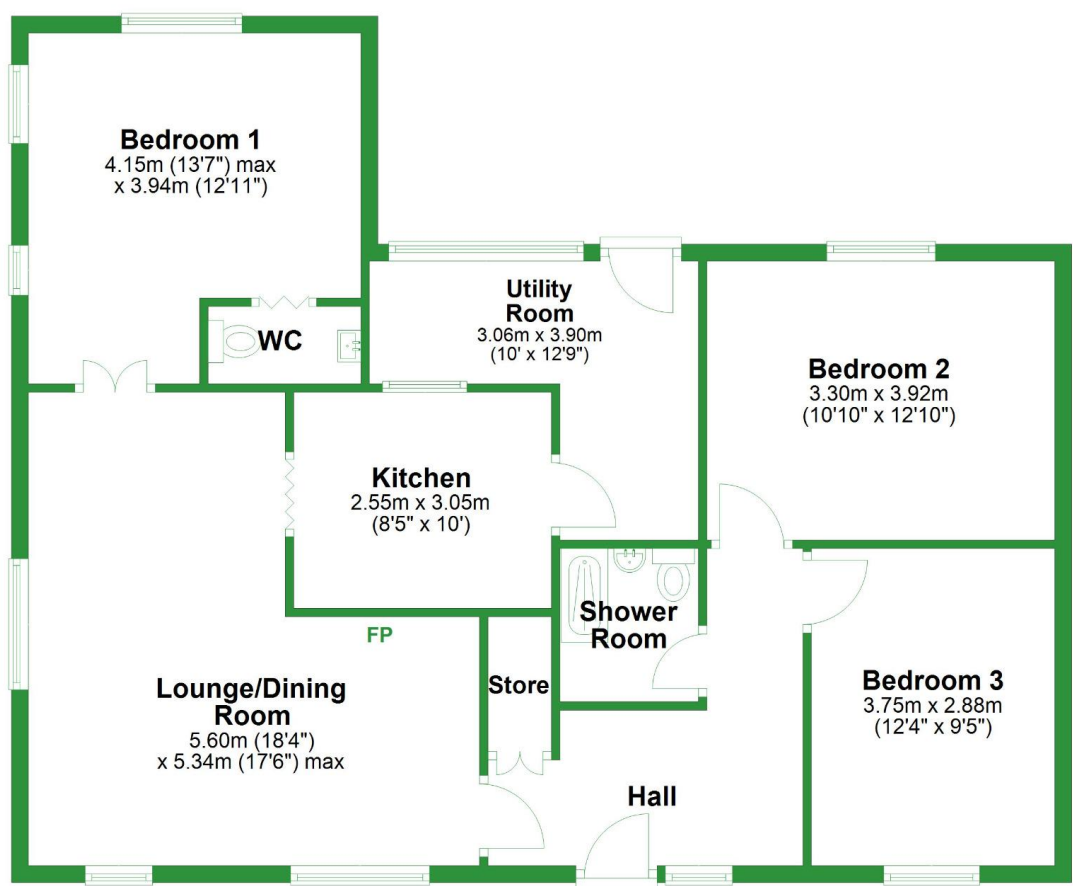
Total area: approx. 95.8 sq. metres (1031.4 sq. feet)

# Property Floor Plans

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## Ground Floor

Approx. 95.8 sq. metres (1031.4 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)

# Property EPC

Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB

26/02/2026, 12:47

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

Energy performance certificate (EPC)

Ramp Holme  
Hothersall Lane  
Hothersall  
PRESTON  
PR3 2XB

Energy rating  
**E**

Valid until: 15 February 2030

Certificate number: 8330-7122-6710-0995-5292

Property type

Detached bungalow

Total floor area

101 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 C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-90

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

45 E

76 C

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8330-7122-6710-0995-5292?print=true>

1/4

Creation Date

05/08/2026

Page 7

# Property Info

Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB

| Property Type     |
|-------------------|
| Bungalows         |
| Property Style    |
| Detached Bungalow |
| Bedrooms          |
| 3                 |
| Bathroom          |
| 1                 |
| Receptions        |
| 1                 |
| Tenure Type       |
| Freehold          |
| Floor Area        |
| 1031              |
| Agency Type       |
| Sole              |
| Parking           |
| Garage            |
| Type              |
| Sales             |
| Electricity       |
| Mains Supply      |

# Property Info

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|                            |
|----------------------------|
| Water Supply               |
| Mains                      |
| Sewerage                   |
| Private Supply             |
| Heating                    |
| Air Source Heat Pump       |
| Broadband                  |
| FTTC                       |
| Accessibility              |
| Lateral Living             |
| Restrictions               |
| -                          |
| Condition                  |
| Work required throughout   |
| 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

£250,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB

## Feature 1

Detached True Bungalow

## Feature 2

Three Double Bedrooms

## Feature 3

Kitchen With Separate Utility Room

## Feature 4

Wrap-around Gardens

## Feature 5

Detached Garage And Additional Off Road Parking

## Feature 6

Stunning Open Countryside Views From Every Side

## Feature 7

Requires Modernisation

## Feature 8

Superb Potential

## Feature 9

No Onward Chain

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# Property Description

Ramp Holme, Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB

## **A chain free, detached true bungalow in a sought after rural location**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid 250,000

An exciting opportunity to acquire this true detached bungalow with huge potential, occupying a generous corner plot on Hothersall Lane in one of the areas most desirable semi-rural settings. Enjoying open countryside surroundings while remaining within easy reach of the shops, services and amenities of Longridge, this property perfectly balances peaceful living with everyday convenience.

Positioned to take full advantage of its surroundings, the property enjoys delightful open views across neighbouring fields, with far-reaching outlooks towards the iconic Pendle Hill in the distance - offering stunning sunsets and an ever-changing rural backdrop.

### Key Features

- True detached bungalow
- Three double bedrooms
- Generous corner plot
- Kitchen with separate utility room
- Newly fitted modern shower room
- West-facing rear garden
- Open field views to the rear
- Views extending towards Pendle Hill
- Air source heat pump
- Single detached garage
- Additional off-road parking
- No onward chain
- In need of refurbishment - excellent potential to add value

### Agent's Perspective

This property offers well-proportioned rooms throughout. A welcoming hallway with ample storage provides access to all principal rooms and creates a practical flow

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through the home.

To the front, a spacious lounge/dining room enjoys an abundance of natural light. This generous reception space offers ample room for both relaxing and formal dining, making it ideal for entertaining or family gatherings. The kitchen is well-positioned and connects to a useful utility room, providing additional storage, laundry space and external access - perfect for practical day-to-day living. There are three double bedrooms, one with an ensuite WC, all well-sized and benefiting from lovely open views from different aspects of the property. The property is served by a newly fitted, modern shower room, including rainfall shower - offering a fresh and contemporary suite.

The property would benefit from attention and modernisation throughout, presenting a fantastic opportunity for buyers to update, personalise and add value.

The property truly excels externally. Wrap-around gardens provide lawned areas, mature boundaries and a patio seating space ideal for enjoying the peaceful setting and spectacular sunsets. From every side of the home, you can appreciate uninterrupted countryside vistas, with far-reaching views towards Pendle Hill creating an exceptional backdrop.

A detached garage and off-road parking complete this attractive package.

## Location

Hothersall Lane is highly regarded for its countryside charm while remaining conveniently close to Longridge town centre, with its range of independent shops, supermarkets, cafes, schools and local amenities. The surrounding rural landscape offers scenic walks, cycling routes and panoramic views stretching as far as Pendle Hill.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing

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Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price / Starting Bid.

These prices are subject to change.