

Property Details

35 Water Street, Ribchester,
Preston, Lancashire, PR3 3YJ

OIRO £209,950



Property Photos

35 Water Street, Ribchester, Preston, Lancashire, PR3 3YJ



Creation Date
20/10/2026

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Property Photos

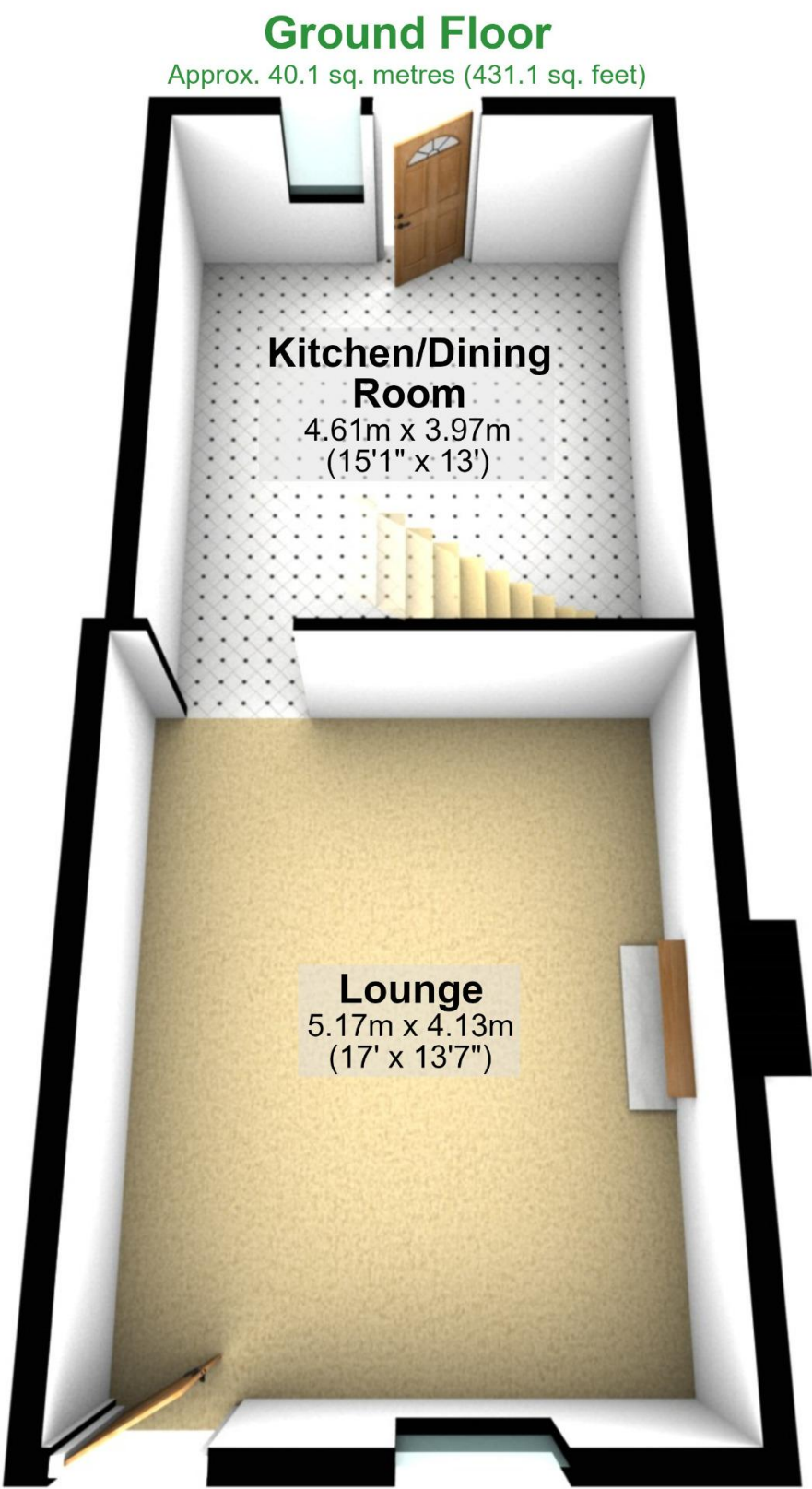
35 Water Street, Ribchester, Preston, Lancashire, PR3 3YJ



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Property Floor Plans

35 Water Street, Ribchester, Preston, Lancashire, PR3 3YJ

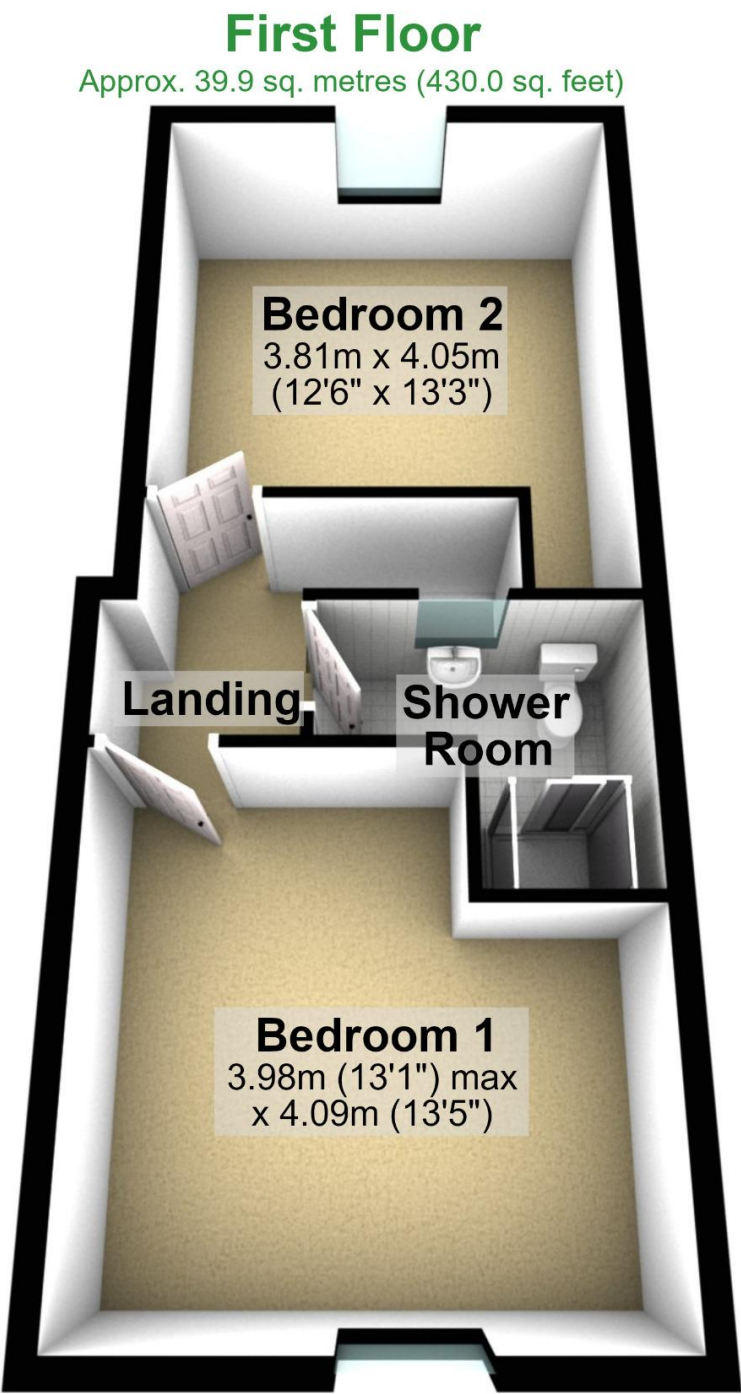


Total area: approx. 80.0 sq. metres (861.1 sq. feet)

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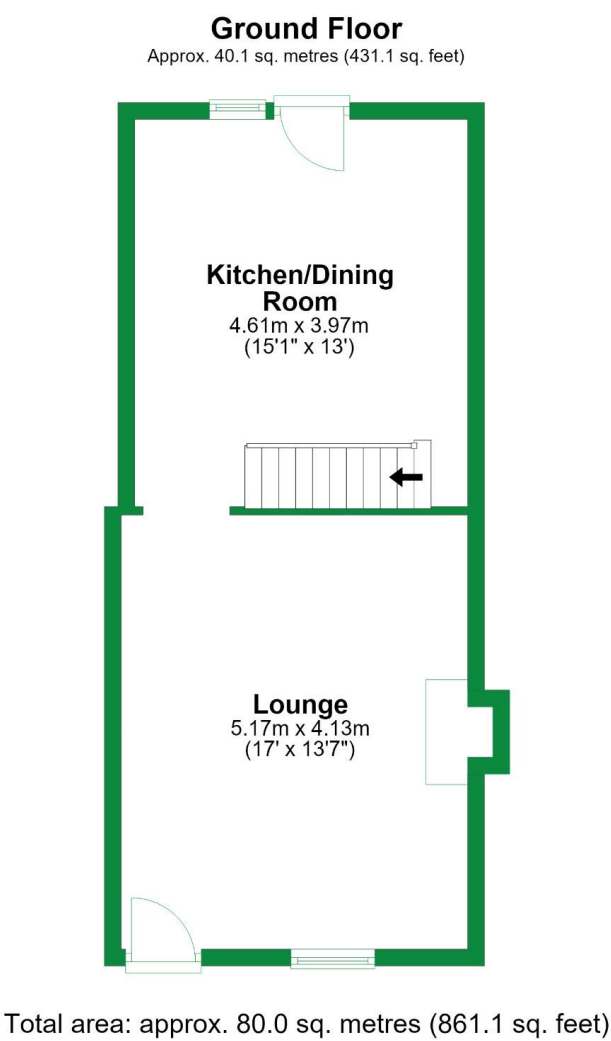
Property Floor Plans

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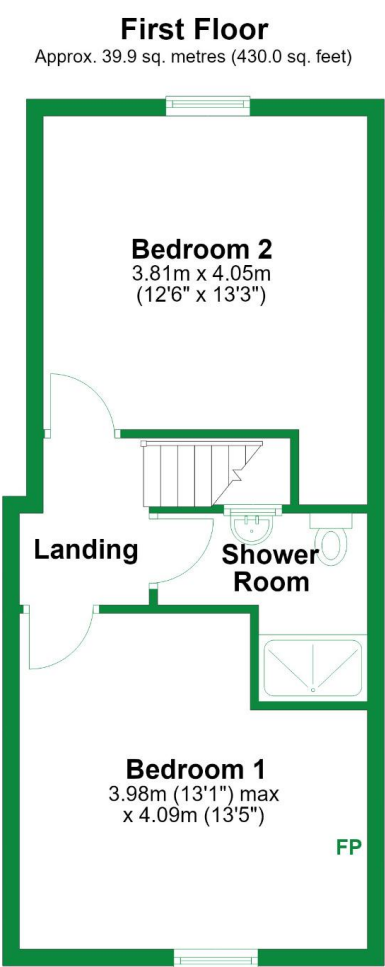
Property Floor Plans

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Property EPC

35 Water Street, Ribchester, Preston, Lancashire, PR3 3YJ

28/09/2026, 15:58

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

Energy performance certificate (EPC)

35 Water Street
Ribchester
PRESTON
PR3 3YJ

Energy rating
C

Valid until: 18 April 2036
Certificate number: 8836-2324-7600-0323-1296

Property type: Mid-terrace house

Total floor area: 80 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 C. It has the potential to be C.

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

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

71 C

79 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/8836-2324-7600-0323-1296?print=true>

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Property Info

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Property Type
House
Property Style
Cottage
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
861
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
-
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
£209,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

35 Water Street, Ribchester, Preston, Lancashire, PR3 3YJ

Feature 1

Charming Two-bedroom Stone Cottage Offered Chain Free

Feature 2

Beautifully Positioned In The Historic Village Of Ribchester

Feature 3

Wealth Of Character And Period Features Throughout

Feature 4

Cosy Living Room With Wood-burning Stove And Feature Fireplace

Feature 5

Attractive Hardwood Parquet Flooring

Feature 6

Established Rear Garden

Feature 7

Ideal First-time Buyer Or Village Home Set Within The Beautiful Ribble Valley

Feature 8

Surrounded By Countryside, Village Amenities And Historic Character

Property Description

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Charming Two-Bedroom Stone Cottage in the Heart of Ribchester

Set within the beautiful and historic Roman village of Ribchester, this delightful two-bedroom stone terrace cottage offers a wonderful opportunity to own a characterful home in one of the Ribble Valley's most picturesque villages.

Key Features

- Charming two-bedroom stone terrace cottage
- Beautifully positioned in the historic village of Ribchester
- Offered chain-free
- Wealth of character and period features throughout
- Cosy living room with wood-burning stove and feature fireplace
- Dining kitchen with access to the garden
- Exposed beams and floorboards
- Attractive hardwood parquet flooring
- Established rear garden
- Ideal first-time buyer or village home
- Set within the beautiful Ribble Valley
- Surrounded by countryside, village amenities and historic character

Agent's Perspective

Full of warmth, charm and period features, the property beautifully combines traditional character with the comfort of a welcoming modern home. From the moment you step inside, there is a wonderful sense of character, with exposed beams, exposed floorboards and original-style parquet flooring adding to its timeless appeal.

The inviting living room provides the perfect place to relax, centred around a feature fireplace with a wood-burning stove creating a cosy focal point and a wonderfully homely atmosphere. To the rear, the dining kitchen provides a sociable space for everyday living and entertaining, with views and access towards the established rear garden.

Upstairs are two well-proportioned bedrooms, offering comfortable accommodation for a first-time buyer, couple or anyone looking for a charming village retreat.

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Outside, the established rear garden provides a lovely private space to sit and enjoy the surroundings, with plenty of potential for planting, entertaining or simply enjoying a quiet morning coffee.

Being offered chain-free, this is a particularly appealing opportunity for those looking to take their first step onto the property ladder and become part of the Ribchester community. With its historic setting, beautiful surroundings and village atmosphere, Ribchester offers a truly special place to call home.

Client's Perspective

We have happily enjoyed all the delights of living in Ribchester for 30 years. The reason for the move is to start again in a new community while we still can!

Ribchester has so much to offer from clubs to join, regular events to attend, outdoor activities (including beautiful walks from the doorstep), pubs and cafes, and of course a village full of history! We will be sorry to leave but are looking forward to our next adventure.

The cottage has a garden which is a rare treat, and is one of the oldest properties in the village centre so is full of original features which add to its charm. We are convinced that it's next owners will love it as much as we have!

Location

Ribchester is a particularly special place to call home. Set on the banks of the River Ribble in the heart of the Ribble Valley, this beautiful historic village has a character and sense of community that is difficult to replicate. Once the site of the Roman fort of Bremetennacum, Ribchester is steeped in history, with the Roman Baths and Roman Museum providing a fascinating reminder of its past. Despite its picturesque village setting, Ribchester offers an excellent range of everyday amenities, including a well-stocked village store and Post Office, several welcoming pubs, cabs, a primary school, sports and social facilities, playing fields, tennis courts and a children's play area. The village is also home to the beautiful Stydd Gardens, with independent shops, places to eat and plenty to explore.

For those who enjoy the outdoors, the River Ribble, surrounding countryside and Ribble Way provide wonderful opportunities for walking and enjoying the scenery. The village's position makes it equally appealing for commuters, with the M6 Junction 31 approximately

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15 minutes away, providing straightforward connections towards Preston, Manchester and beyond.

With its historic stone cottages, riverside setting, village amenities and beautiful surrounding countryside, Ribchester offers that rare combination of village charm and excellent accessibility – making it a wonderful place to put down roots.

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.