



# RIVERSDALE LODGE, LONG PRESTON

£390,000





# RIVERSDALE LODGE, LONG PRESTON, BD23 4RA

Large, stone built, period, 2 bedroom, semi detached house located in an outstanding rural position on the edge of Long Preston Village.

Very spacious, well appointed accommodation laid over 3 floors with many interesting features evident and quality fixtures and fittings throughout.

Ground floor, large lounge with double doors out to the rear garden, large family room/kitchen, feature entrance hall, and utility space.

First floor spacious landing area with 2 large double bedrooms one with en suite, family shower room and dressing room.

Second floor, fantastic loft conversion/hobbies room.

Outside, access via tree lined avenue to private parking area for several vehicles, splendid large well tended garden to the rear.

Rural location with great views to the rear over open countryside.

Good sized family home, holiday cottage or second home.

Well worthy of internal inspection to fully appreciate the size, layout and condition.

Available with no onward chain.

## ACCOMMODATION COMPRISES:

### Ground Floor

Entrance Hall, Lounge, Dining/Kitchen, Utility Room, WC.

### First Floor

Landing, Master Bedroom with Ensuite, Further Bedroom, Shower Room.

### Second Floor

Office/Hobbies Room.

### Outside

Driveway Parking, Large Rear Garden.

## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

Covered entrance with part glazed external entrance door, leading to hallway.





### Hallway:

With staircase to the first floor, flagged flooring, radiator, single glazed window with pine shutters, coved ceiling, high skirting boards, wall light, solid oak inner doors, access to principal rooms.



### Lounge:

20'3" x 12'6" (6.17 x 3.81)

Spacious light room with single glazed patio doors with side panels with access to the rear garden, double glazed mullioned window, oak flooring, Faber flame effect gas fire on marble hearth, coved ceiling, high skirting boards, wall lights, 3 radiators.



### Dining/Kitchen:

18'3" x 14'3" (5.56 x 4.42) Including bay.

Large dining kitchen, with range of kitchen base units with complementary worksurfaces, island unit with 2 ring electric hob, dual fuel Britannia stove in recess with extractor hood, built in Smeg dishwasher, built in fridge, wall units, space for table, oak flooring, stainless steel sink with mixer taps, single glazed bay window, coved ceiling, recessed spotlights, high skirting boards.





### Utility Room:

14'3" x 7'0" (4.34 x 2.13)

With half glazed rear external entrance door, range of base units with complementary worksurfaces, 1 ½ bowl sink with mixer taps, wall units, cupboard housing factory insulated cylinder with immersion heater, single glazed window with shutters, 2 radiators, stone flagged floor, WC off.



### WC:

WC with hidden cistern, wash hand basin, single glazed window, radiator.



### FIRST FLOOR:

#### Landing:

Spacious landing, oak doors to 2 bedrooms and shower room, radiator, staircase to second floor, single glazed sash window, high skirting boards, wall lights.





### Master Bedroom 1:

14'3" x 12'3" (4.34 x 3.73)

Double bedroom master suite, through room, very light with single glazed mullioned windows to the front, double glazed mullioned windows to the rear with views, 2 radiators, coved ceiling, high skirting boards.



### Ensuite Bathroom/Dressing Room.

Modern 5-piece bathroom suite comprising bath with side taps, large shower enclosure with shower over off the system, two vanity wash hand basins, WC with hidden cistern, part tiled floor, pinewood flooring, (part under floor heating) single glazed window, large sliding doored wardrobe, recessed spotlights, vertical radiator.



### Bedroom 2: to the rear

14'0" x 9'9" (4.27 x 2.97)

Double bedroom with double glazed window with views over the garden and open countryside.





### **Shower Room:**

With shower enclosure with shower off the system, low flush WC, wall mounted wash hand basin, heated towel rail, recessed spotlights, coved ceiling.



### **SECOND FLOOR:**

#### **Office/Hobbies Room:**

26'9" x 9'6" (8.15 x 2.90)

Fantastic loft conversion, open ceiling, 3 conservation roof lights to the front, 3 Velux roof lights to the rear.



### **OUTSIDE:**

Shared tree lined tarmaced driveway, walled private parking area to the front for several vehicles.



**Rear:**

Large rear garden comprising patio area, extensive lawns, mature flower beds, shrubs etc, shed.



**Directions:**

From Settle go through Long Preston, turn right onto Gisburn Road (A682) over the railway bridge and take a right turn onto a track, turn left at the fork and the property is the third on the left.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains gas and electric are connected, shared drainage treatment plant, Long Preston Private Water Supply.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available from at least one provider, and mobile coverage is also available from one of the Uks leading suppliers.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.



**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

Riversdale Lodge Long Preston SKIPTON BD23 4RA		Energy rating <b>E</b>
Valid until <b>5 July 2028</b>	Certificate number <b>0148-2887-6537-9308-4855</b>	

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	177 square metres



GROUND FLOOR



1ST FLOOR



2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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