



LUXURY



THE OLD RIB FARM
HALFPENNY LANE, LONGRIDGE,
PR3 2EA

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TOTAL APPROX. FLOOR AREA: 3,868 SQ FT + OUTBUILDINGS

THE OLD RIB FARM SITS COMFORTABLY WITHIN ITS GENEROUS PLOT. ITS STONE WALLS REFLECT CENTURIES OF OCCUPATION, WHILE CAREFUL RESTORATION AND LATER ADDITIONS ALLOW THE HOUSE TO SUPPORT MODERN LIFE WITHOUT ALTERING ITS ESSENTIAL CHARACTER. LONGRIDGE VILLAGE LIES ONLY MINUTES AWAY, YET THE HOUSE FEELS ENTIRELY SEPARATE, SHAPED BY LAND, HISTORY, AND CONTINUED CARE.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

DISTANCES

- LONGRIDGE VILLAGE – 4 MINS
- BEACON FELL COUNTRY PARK – 15 MINS
- NEAREST TRAIN STATION – 30 MINS
- GARSTANG & PRESTON GOLF COURSES – 20 MINS
- CLITHEROE/ PRESTON/ BLACKBURN – 25 MINS
- MANCHESTER CITY CENTRE – 60 MINS
- M6/ M55 – 20 MINS

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- LOUNGE WITH STUDY
- LIVING ROOM
- OPEN PLAN KITCHEN WITH DINING
- CLOAKROOM/ WC
- 4 BEDROOMS
- 2 BATHROOMS (1 ENSUITE)

DETACHED ANNEXE

- ENTRANCE HALL
- OPEN PLAN KITCHEN WITH LIVING
- CONSERVATORY/ SUNROOM
- BEDROOM
- SHOWER ROOM/ WC



OUTSIDE

- PLOT APPROX. 1.55-ACRE
- REMOTE GATED ENTRY
- COBBLED & GRAVEL DRIVEWAY
- PARKING FOR 15+ VEHICLES
- REMOTE ENTRY DOUBLE GARAGE
- 4 SEPARATE WALLED GARDENS
- COBBLED & STONE TERRACES & PATHWAYS
- COVERED DINING TERRACE
- MATURE TREES AND PLANTING
- COURTYARD KITCHEN GARDEN WITH RAISED BEDS & GREENHOUSE
- ORNAMENTAL POND WITH WATER FEATURE
- WALLED AND FENCED PERIMETERS
- ALARM





THE PROPERTY

Extending across approximately 1.55 acres, this outstanding Grade II listed home provides substantial accommodation arranged across three levels, with each room formed within the original structure or sensitively adapted over time. Exquisite leaded windows look onto courtyards, lawns, and terraces, ensuring the landscape remains part of daily life.

Alongside the main house, a detached annexe introduces further independence. Its own entrance, kitchen, and living space allow extended family, guests, or longer-term occupation independently of the main residence. The gardens surrounding both buildings provide privacy and definition, creating an environment that feels enclosed and settled.

GROUND FLOOR

Characterised by its Jacobian origins, this exceptional property retains a remarkable collection of original features, carefully preserved and complemented by thoughtful modern alterations that bring comfort and lasting style. Entry is through a solid oak door into a central reception hall, where stone flooring underfoot, a beamed apex ceiling above, and beautiful leaded windows immediately reveal the heritage of the home.

Positioned independently from the main flow of the house, the first reception room offers a welcome sense of calm. Pale oak flooring sits beneath detailed panelled ceilings, while two sets of leaded French doors open onto an internal courtyard, allowing the room to feel both sheltered and connected to the outdoors. A substantial arched stone fireplace houses an oversized traditional log burner, creating a natural focal point and bringing warmth during the colder months. A raised section to one end, currently arranged as a home office, would lend itself equally well to a reading nook or library.



The second living room reflects the proportions expected of a house of this era. Oak flooring extends throughout, with ambient underfloor heating that flows through to the adjoining kitchen. This room is centred around a substantial stone fireplace fitted with multi-fuel log burning fire as exposed beams cross overhead, while smaller leaded windows soften the light entering the room. Built-in panelled storage sits alongside the chimney breast, integrated into the structure rather than imposed upon it. The room feels settled and comfortable, shaped by its proportions and retained architectural detail.

Adjoining this space, the kitchen and dining room forms the centre of daily activity. Oversized porcelain tiles extend across the floor, while bespoke cabinetry by Aisling Kitchens introduces darker units paired with lighter Dekton work surfaces. Siemens and Gaggenau appliances are integrated throughout, including dual dishwashers, ovens, fridge freezer, microwave, wine cooler, and a traditional three-oven Aga. A central farmhouse table with integrated breakfast bar allows informal dining, conversation, and gathering, ensuring the room stays in constant use.

A cloakroom/WC sits off the main hallway, ensuring the essential facility is easily accessible while preserving the flow of the principal rooms.

FIRST FLOOR

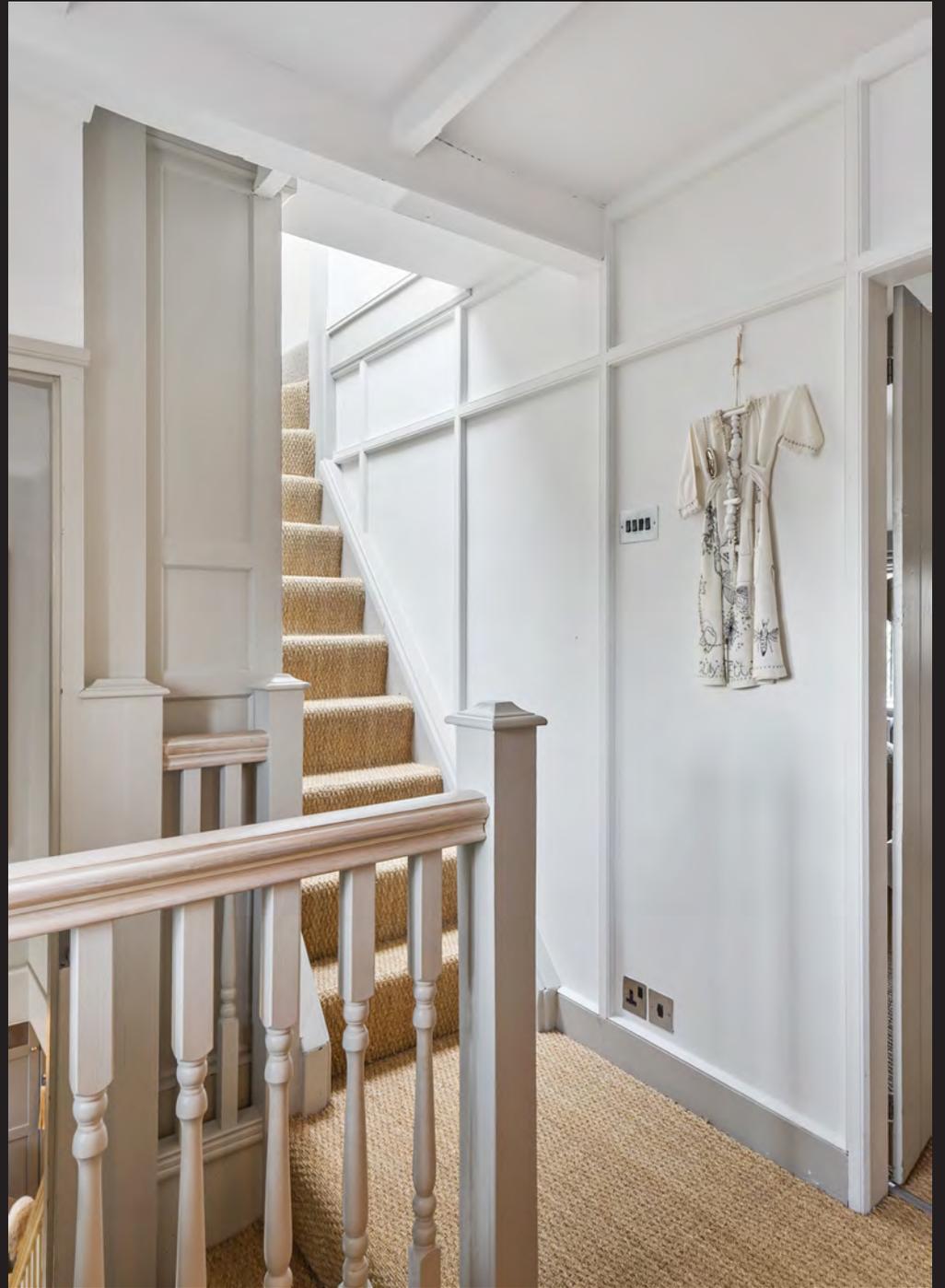
The staircase rises to a quieter level of the house, where three bedrooms are arranged from the landing. Seagrass carpeting continues from the staircase through two bedrooms, while fitted wardrobes and integrated storage ensure each room stays functional and uncluttered.

The principal bedroom sits beneath painted white exposed beams, allowing light to reflect across the ceiling. Its ensuite bathroom incorporates ceramic, wood effect floor tiles, a vanity unit with illuminated mirrors, walk-in shower, WC, and heated towel rail. Exposed stonework surrounding a small window remains visible, linking the room directly to the building's original fabric.













Two further bedrooms retain individual character. One incorporates exposed beams and storage formed within the structure itself, while the other includes fitted wardrobes, a vaulted ceiling and a calm decorative palette with a soft neutral carpet. These rooms share access to the main family bathroom, arranged around a freestanding clawfoot bath and separate walk-in shower with basin and WC.

TOP FLOOR

A further staircase leads to the uppermost level, where a loft room occupies the original roof space. Noticeable by its apex ceiling and exposed roofline, the area offers flexibility for a variety of uses. Three Velux windows introduce daylight, while eaves storage ensures practicality. The room accommodates a double bed and seating area comfortably, allowing use as a guest bedroom, dressing room, or home office.

THE ANNEXE

Set beside the main house yet entirely self-contained, the annexe provides a modern, independent living environment. The interiors introduce a more contemporary aesthetic, finished in calm, neutral tones. Entry through to a hall where a feature stone wall forms a natural transition point for coats and footwear. The accommodation opens into an open-plan kitchen and living room, where LVT flooring extends throughout. The modern kitchen is arranged around a central island incorporating a hob and ceiling-mounted extractor, paired with quartz work surfaces, light cabinetry, and integrated appliances. Storage is incorporated throughout, while the adjoining living area accommodates seating and media.

A conservatory or sunroom extends the accommodation further, introducing views and the bedroom incorporates fitted wardrobes, while the shower room includes a fully tiled walk-in wet area, vanity basin with storage, WC, and heated towel rail. The annexe offers genuine versatility, providing private accommodation for extended family, guests, or independent living.











GARDENS & GROUNDS

Approached through remote entry gates with intercom set within established walled boundaries, The Old Rib Farm reveals itself reinforcing the sense of privacy and arrival. A cobbled entrance gives way to a gravel driveway, providing extensive parking well suited to modern demands, whether accommodating multiple vehicles, a motorhome, or equestrian transport. The scale of the forecourt ensures practicality without compromise, while access to a remote-entry double garage gives further parking/ storage.

The gardens unfold in a series of defined yet natural spaces, reflecting the period of the house. To the front and side, traditional stone walls enclose lawns, offering structure and seclusion, while cobbled pathways lead gently through the grounds, guiding movement between the house and its surrounding outdoor areas. Stone terraces are positioned to take advantage of sunlight throughout the day, creating natural places to sit, gather, or entertain and a covered pergola provides sheltered dining.

A separate kitchen garden introduces a more productive element, complete with raised beds and a greenhouse and there's an ornamental pond with water feature bringing a tranquil presence within the landscaping, while stone-built outbuildings and a wood store provide further potential and practicality.

The grounds here are not simply an addition to the house, but an integral part of daily life, offering space, seclusion, and a setting that evolves naturally through the seasons, while staying entirely in keeping with the period of the property.

The Old Rib Farm is a home with presence, shaped by its history and the land around it. The combination of the main house, independent annexe, and established gardens allows it to support different ways of living, whether centred around family, hosting, or simply enjoying the privacy and setting it provides. It is a home that feels calm and enduring, offering the opportunity to become part of its ongoing story.





ABOUT THE AREA

The Old Rib Farm is positioned just outside Longridge, in an area that balances serenity with everyday convenience. This part of the Ribble Valley fringe is known for its open views, gently rolling farmland, and a sense of space that feels increasingly hard to find, yet the village itself is only a few minutes away. Offering a strong local community with independent shops, cafés, supermarkets, schools, and healthcare, it makes a practical place to live without losing its village feel. Beyond Longridge, the surrounding landscape opens towards Beacon Fell and the Forest of Bowland, bringing walking, cycling, and outdoor life into easy reach. It is an area that suits those who value fresh air, and a slower pace, while still needing straightforward access amenities.

TRANSPORT

Enjoying a rural position with practical access for wider travel with Preston, Garstang, Clitheroe, and Blackburn all reached in approximately 25 minutes. Preston mainline station, accessed in around 30 minutes, offers direct rail services to London in approximately 2.5 hours, as well as regular connections to Manchester, Liverpool, and beyond. The M6 and M55 are both within around 20 minutes, while Manchester City Centre and Manchester Airport are typically reached in about an hour.

SCHOOLS

Longridge offers a good range of local schooling, with Longridge Primary School, St Wilfrid's Catholic Primary School, and Longridge High School all a short drive away. Independent options are well catered for, including Stonyhurst College at around 25–30 minutes and Kirkham Grammar School at approximately 35 minutes, with further choice available in Preston and across the Ribble Valley.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession

Services: Mains water, Septic tank, Electric, Mains gas, Gas central heating (cast iron radiators) underfloor heating in kitchen & living room, Single leaded glazing, Integral speaker system, Ultrafast broadband (estimated), Alarm.

EPC: E

Council Tax Band: G

Local Authority:

Lancashire County Council, County Hall, Fishergate, Preston, Lancashire, PR1 8XJ. <https://www.lancashire.gov.uk> Tel 0300 123 6701

Flood Risk: None

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

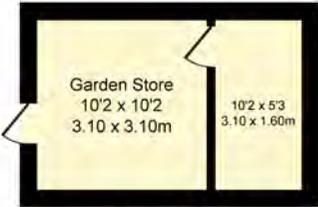
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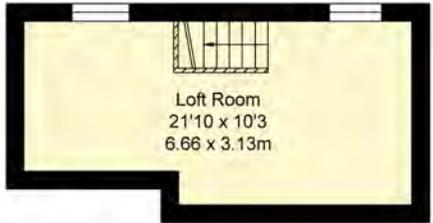
Ground Floor
Approx. Floor
Area 1583 Sq.Ft
(147.1 Sq.M.)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



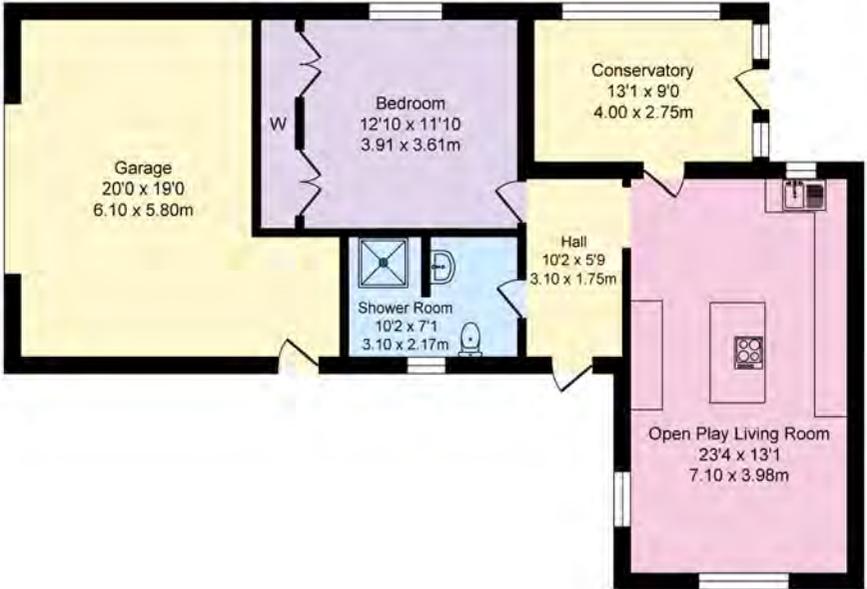
Outbuilding

Approx. Floor Area 161 Sq.Ft (15.0 Sq.M.)



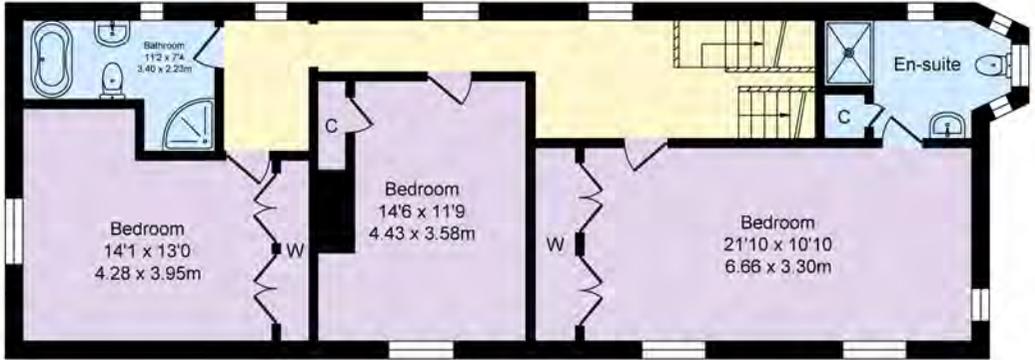
Second Floor

Approx. Floor Area 208 Sq.Ft (19.3 Sq.M.)



Annexe

Approx. Floor Area 1109 Sq.Ft (103.0 Sq.M.)



First Floor

Approx. Floor Area 968 Sq.Ft (89.9 Sq.M.)

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY

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