



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Greenside, Ribchester, PR3 3ZJ

£635,000

A GORGEOUS PERIOD HOME - FORMERLY THE POLICE HOUSE - THE PERFECT FAMILY HOME WITH PART EXCHANGE CONSIDERED

Nestled in the charming village of Ribchester, Harwood House is a remarkable detached period home that offers a perfect blend of character and modern living. Formerly the police house, this impressive property boasts a generous 1,528 square feet of well-proportioned living space, making it an ideal choice for a growing family.

Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is beautifully styled dining kitchen, creating a warm and welcoming atmosphere that is sure to make you feel at ease. With three spacious bedrooms, there is plenty of room for everyone to enjoy their own private sanctuary.

The property features two well-appointed bathrooms, ensuring convenience for family life. Outside, the gorgeous garden offers a tranquil retreat, perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, the gated off-road parking adds an extra layer of security and ease.

Harwood House is ideally situated within a vibrant village community, providing easy access to the neighbouring towns of Clitheroe and Longridge, as well as major commuter routes along the A59. This location not only offers a peaceful lifestyle but also the convenience of nearby amenities and transport links.

# Greenside, Ribchester, PR3 3ZJ

£635,000



- Impressive Detached Period Property
- Abundance of Living Space
- Ample Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Gardens to Front and Rear
- Council Tax Band F

## Ground Floor

### Entrance Hall

6'7 x 2'10 (2.01m x 0.86m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, stone flag flooring, doors leading to reception room one, reception room two and stairs to first floor.

### Reception Room One

18'4 x 13'4 (5.59m x 4.06m )

Three UPVC double glazed sash windows, two central heating radiators, ceiling rose, cornice coving, cast iron log burner with stone surround, stone flag flooring and door to rear hall.

### Reception Room Two

18'3 x 10'3 (5.56m x 3.12m )

Two UPVC double glazed sash windows, two central heating radiators, two ceiling roses, cornice coving, cast iron log burner with stone and brick surround, stone flag flooring and door to rear hall.

### Rear Hall

2'11 x 2'7 (0.89m x 0.79m)

Terracotta tiled flooring, doors to understairs storage and open to utility.

### Kitchen/Dining Area

17'6 x 8'5 (5.33m x 2.57m )

Two UPVC double glazed sash windows, central heating radiator, range of panelled wall and base units with quartz work surfaces, integrated high rise double oven, electric hob and integrated extractor hood, one and a half bowl inset composite sink with high spout mixer tap, plumbing for dishwasher, spotlights, terracotta tiled flooring, original police door leading to utility/office and door to rear hall.

### Utility/Office

8'10 x 8'10 (2.69m x 2.69m)

Two UPVC double glazed windows and terracotta tiled flooring.

### Rear Hall

5'6 x 4'11 (1.68m x 1.50m)

Two hardwood single glazed windows, stone flag flooring and UPVC double glazed door to rear.

## First Floor

## Landing

Central heating radiator, loft access, doors leading to three bedrooms and family bathroom.

### Bedroom One

13'4 x 12'11 (4.06m x 3.94m)

Two UPVC double glazed sash windows, central heating radiator, original fireplace, doors leading to over stairs storage and en suite.

### En Suite

7'11 x 5'2 (2.41m x 1.57m)

Central heated towel rail, low basin WC, pedestal wash basin with traditional taps, direct feed rainfall shower enclosed, extractor fan, spotlights, partially tiled elevations and wood effect flooring.

### Bedroom Two

18'3 x 9'9 (5.56m x 2.97m)

Four UPVC double glazed sash windows, central heating radiator, original fireplace, fitted storage and wood effect flooring.

### Bedroom Three

17'4 x 9'2 (5.28m x 2.79m )

Two UPVC double glazed windows, central heating radiator and fitted storage.

### Bathroom

9'5 x 8'0 (2.87m x 2.44m)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, part freestanding rolltop bath with mixer tap, rinse head and overhead direct feed shower, partially tiled elevations, extractor fan, spotlights, fitted storage and wood effect flooring.

## External

### Rear

Laid to lawn garden, paving, bedding areas, gated off road parking and access to detached garage.

### Front

Laid to lawn garden with paving, bedding areas, mature shrubbery and trees.



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