

Property Details

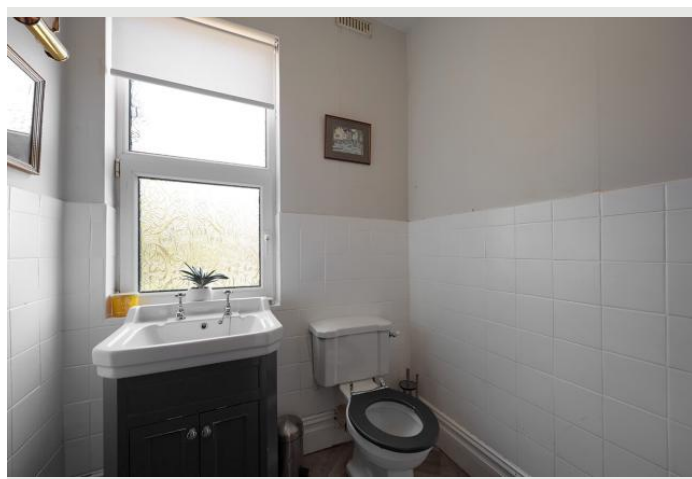
Oak Lea, Clitheroe Road, Knowle
Green, Preston, Lancashire, PR3 2YS

OIRO £800,000



Property Photos

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS



Creation Date

30/09/2026

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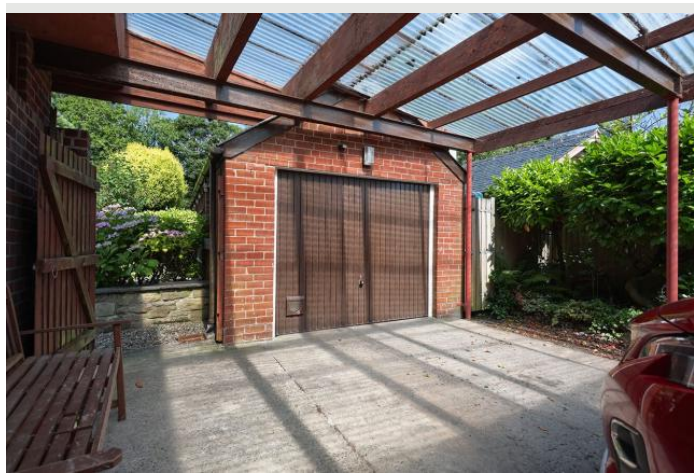
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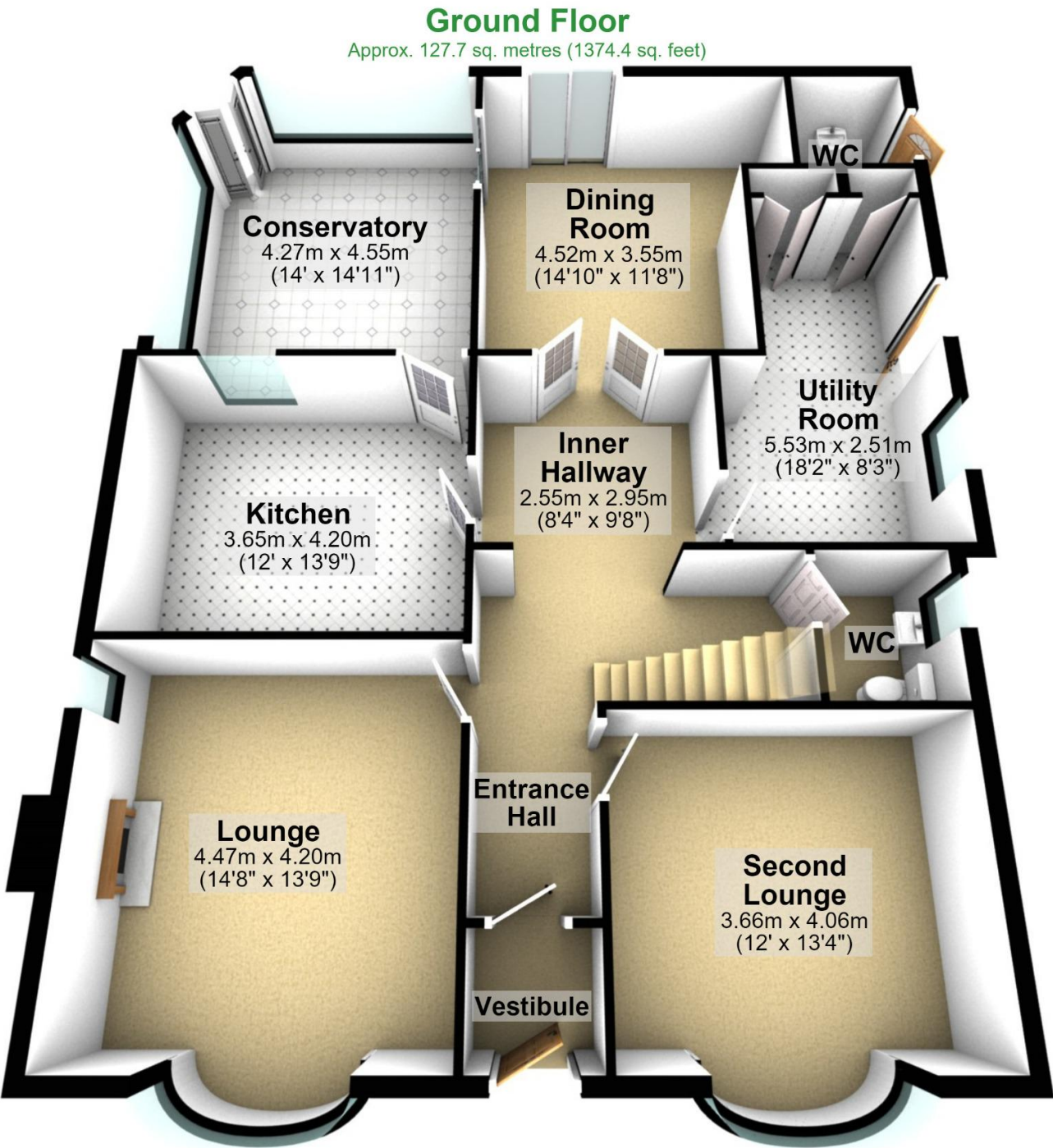


Creation Date

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Property Floor Plans

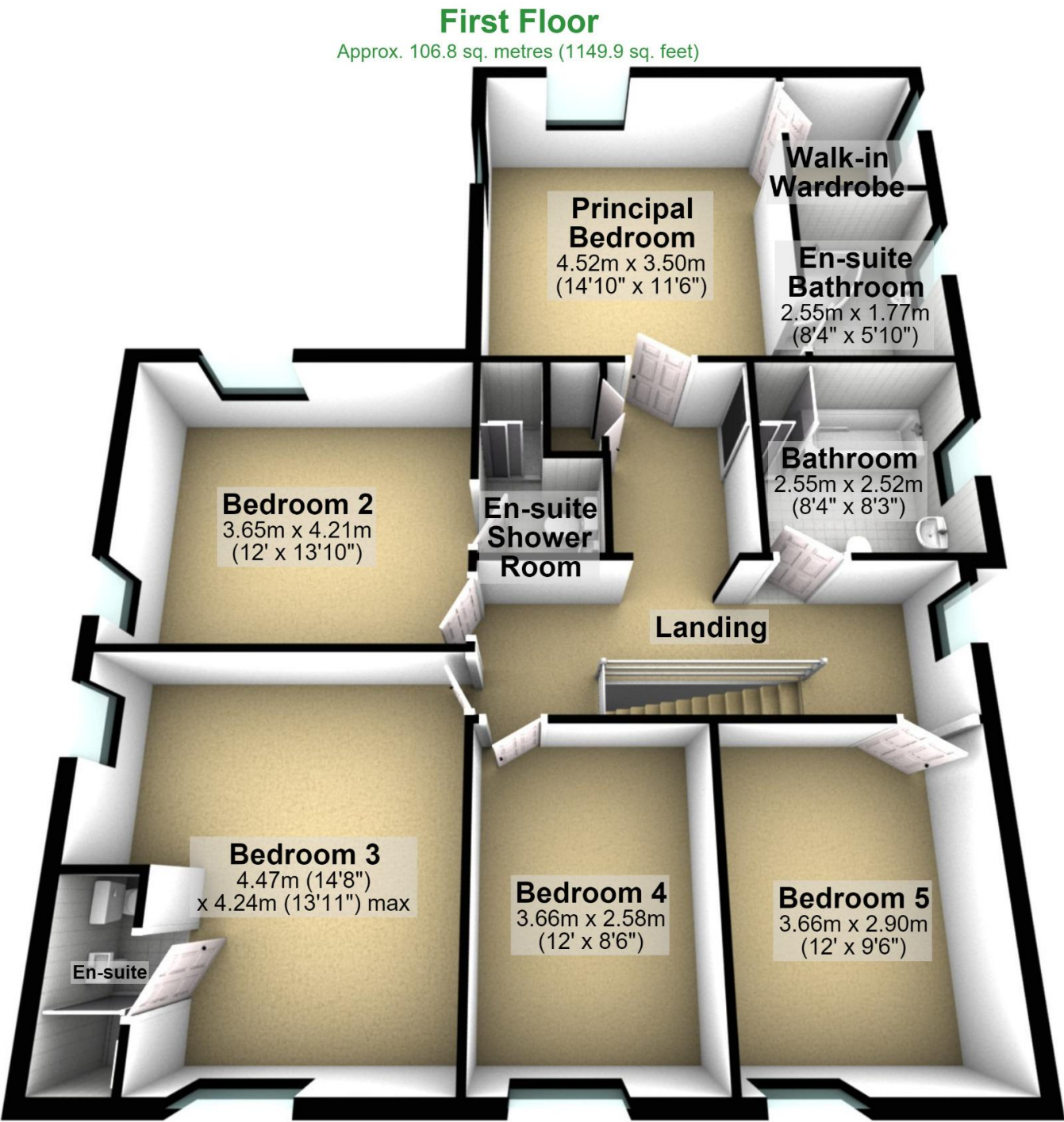
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Total area: approx. 234.5 sq. metres (2524.2 sq. feet)

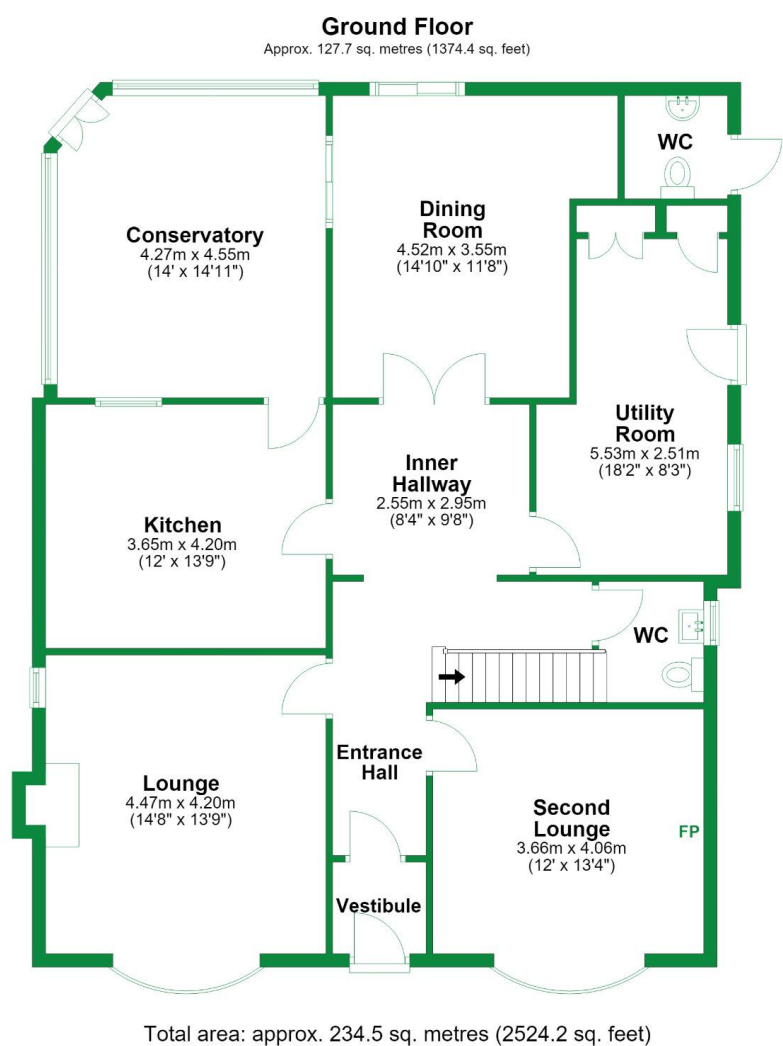
Property Floor Plans

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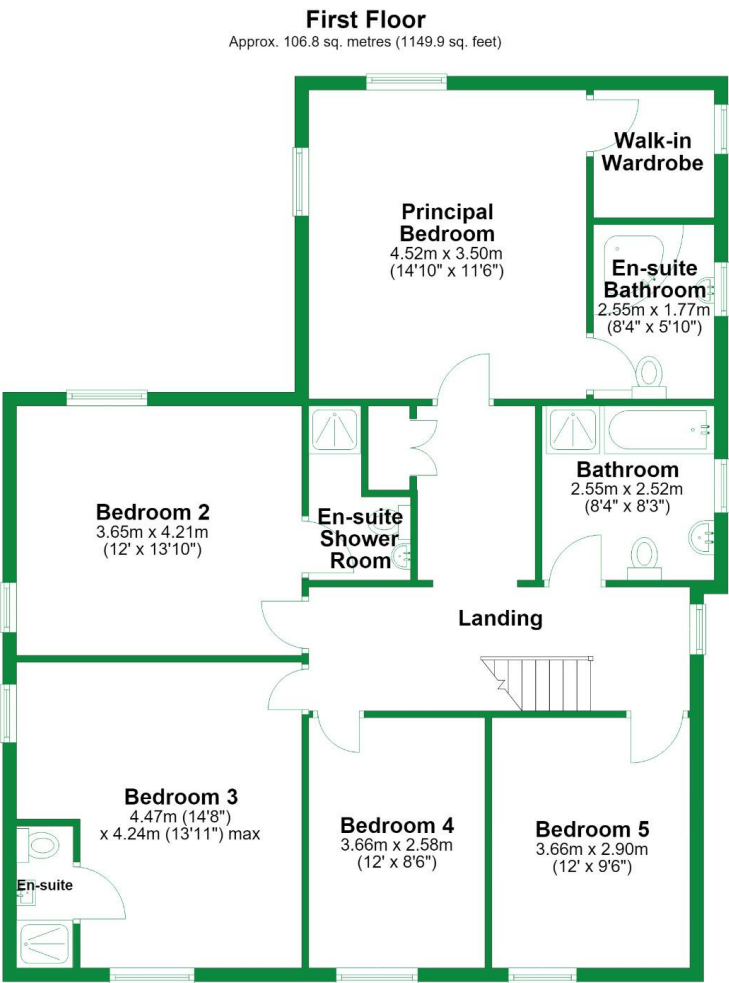
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Property EPC

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

8/26/26, 4:14 PM

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

Energy performance certificate (EPC)

Oaklea
Clitheroe Road
Knowle Green
PRESTON
PR3 2YS

Energy rating
E

Valid until: 25 August 2036
Certificate number: 9120-2280-0445-6008-1643

Property type
Detached house

Total floor area
241 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 E. It has the potential to be C.

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-90

C

55-68

D

39-54

E

52 E

21-38

F

1-20

G

73 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/9120-2280-0445-6008-1643?print=true>

1/5

Creation Date

30/09/2026

Page 13

Property Info

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Property Type

House

Property Style

Detached

Bedrooms

5

Bathroom

4

Receptions

4

Tenure Type

Freehold

Floor Area

2524

Agency Type

Sole

Parking

Garage

Type

Sales

Electricity

Mains Supply

Creation Date

30/09/2026

Property Info

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Water Supply
Mains
Sewerage
Private Supply
Heating
Oil
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£800,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Feature 1

Substantial Five-bedroom Detached Family Home

Feature 2

Stunning Rolling Countryside Views

Feature 3

Four Reception Rooms, Three En-suites Bedrooms

Feature 4

Large Conservatory With Garden Outlook

Feature 5

Farmhouse Style Kitchen With Rayburn Oil Filled Range Cooker

Feature 6

Utility Room And Downstairs Wc

Feature 7

Detached Garage, Carport And Outside Wc

Feature 8

Beautifully Established Gardens

Feature 9

Extensive, Mature Rear Garden With Summer House, Ponds, Apple, Damson And Pear Trees And Box Hedge Bordered Fruit Beds

Feature 10

Fantastic Potential For Further Modernisation And Personalisation

Property Description

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Charming Countryside Family Home- Knowle Green, Ribble Valley

Set back from the road in the sought-after rural hamlet of Knowle Green, Oak Lea is a substantial Accrington red-brick built family home offering an exceptional amount of space, original character and enormous potential. With five double bedrooms, three en-suite bathrooms, four reception rooms, a farmhouse-style kitchen and extensive mature gardens, this is a property that offers a fantastic layout for modern family life while retaining many of the character features that make it so distinctive.

The property does require a degree of modernisation in areas, but this is reflected in the opportunity it presents. For those looking to create a long-term family home, Oak Lea provides an excellent canvas, combining generous accommodation with an enviable setting and spectacular views.

Key Features

Substantial five-bedroom detached family home

Three en-suite bedrooms

Four reception rooms

Beautiful original character throughout

Modern farmhouse-style kitchen

Oil-fired Rayburn as a central kitchen feature

Large conservatory overlooking the gardens

Five double bedrooms

Four piece family bathroom

Stunning rolling countryside views of Pendle Hill, Winter Hill and Longridge Fell

Principal bedroom with walk-in wardrobe and en-suite

Large boarded loft extending across the property

Beautifully established front and rear gardens

Extensive, mature rear garden with ponds, fruit trees and planted beds and borders

Gravel driveway, carport and detached garage

Fantastic potential for further modernisation and personalisation

Rural Ribble Valley setting in Knowle Green

Excellent family accommodation and flexible layout

Creation Date

30/09/2026

Property Description

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

Agent's Perspective

The approach to Oak Lea immediately sets the tone, with the property positioned back from the road and approached through beautifully established front gardens. An original glazed porch opens into an entrance hall. Large, open and welcoming, the hall provides access to the principal ground-floor rooms and creates a wonderful sense of space from the moment you enter.

The lounge is a lovely reception room, centred around a gas fireplace and filled with natural light from the beautifully large bay window. The proportions of the room, together with the original character retained within the property, give this space a wonderfully traditional feel. A second reception room or "the snug" provides a second, more intimate reception room and features a fitted media wall with gas fire, full length windows that give beautiful south facing views over the well established front garden and the countryside beyond, making it an ideal family room, reading room or quieter sitting space.

At the heart of the home is the modern farmhouse-style kitchen, combining contemporary functionality with traditional character. An oil-fired Rayburn takes centre stage, while ceramic tiled flooring complements the overall farmhouse feel. The kitchen enjoys a natural connection to the garden via the adjoining conservatory. The conservatory features terracotta tiled flooring and enjoys a beautiful outlook over the rear gardens. This is a particularly enjoyable space from which to appreciate the established grounds throughout the changing seasons.

A separate dining room provides plenty of space for family meals and entertaining, with doors opening directly onto the rear garden. An awning positioned over this access creates a particularly useful covered area, allowing the doors to be opened for outdoor dining while offering some protection from the elements.

There is also a useful utility area, which offers potential for further adaptation and could, subject to the necessary consents and requirements, provide an opportunity to create a downstairs shower room or cloakroom. A separate ground-floor WC completes the ground floor.

Creation Date

30/09/2026

Property Description

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

The first floor provides five generously proportioned double bedrooms, making this an exceptionally versatile family home. Three of the bedrooms positioned to the front of the property benefit from wonderful far-reaching views, extending towards Pendle Hill and across towards Winter Hill. These elevated outlooks are a particularly special feature of Oak Lea and help to emphasise the property's rural setting. One of these bedrooms benefits from a recently renovated en-suite, providing modern facilities within the characterful setting of the property.

A fourth bedroom to the rear enjoys dual north and west-facing aspects, with beautiful views extending across the established rear gardens and towards Longridge Fell and Jeffrey Hill.

The principal bedroom is a stunning space, enjoying dual-aspect views across the gardens and surrounding fells. There is excellent provision for storage with a dedicated walk-in wardrobe area, together with an en-suite bathroom featuring a corner bath.

Adding further versatility is the substantial loft space, which extends across the full footprint of the property. The loft is boarded, has a ladder for access and benefits from a Velux window, providing excellent additional storage and potential for future consideration, subject to the necessary consents.

The gardens are undoubtedly one of Oak Lea's most impressive features. To the front, the property is approached via a pebbled driveway, with a magnificent established oak tree forming a striking focal point. The driveway provides access to a carport, an outside boot room, WC and sink and detached garage, while the surrounding gardens are beautifully established and mature. The rear garden is particularly impressive, extending a considerable distance from the property and offering a wonderful sense of space. Immediately outside the house is a large patio seating area with a pond, providing an ideal spot for outdoor dining and entertaining, before the garden continues into a beautifully established main garden. The grounds feature mature fir trees, apple, damson and pear trees, established planted beds, box hedge bordered fruit bed with blackcurrant, gooseberry and raspberry bushes, colourful borders and additional ponds, creating a garden that has clearly been lovingly developed and cared for over many

Creation Date

30/09/2026

Property Description

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

years. The mature trees and planting around the boundaries also create a natural buffer from the elements, while providing a wonderful degree of seclusion and privacy.

At the far end of the garden sits a charming summer house, positioned to take full advantage of its surroundings. From here, there is a lovely alternative outlook, with the summer house looking back towards Oak Lea and providing a different perspective of the property's attractive red-brick elevations, whilst the established gardens frame the house beautifully.

Beyond the garden, the elevated position allows for far-reaching views across the surrounding countryside and towards the fells, creating a particularly special backdrop that can be enjoyed from various points throughout the grounds. The combination of mature planting, lawns, ponds, seating areas, established boundary trees and the sheer depth of the garden gives Oak Lea a rare sense of space and provides an exceptional setting for family life, entertaining, outdoor dining and simply enjoying the surrounding countryside.

Client's Perspective

A much loved family home, whose children and grandchildren have enjoyed the fabulous gardens and spacious accommodation. We fell in love with the area and the huge potential the house offered.

Location - Knowle Green

Knowle Green is a charming rural village situated in the heart of the Ribble Valley, offering a peaceful countryside setting while remaining conveniently close to a number of well-established towns and villages. Surrounded by rolling farmland and beautiful open countryside, the area has a distinctly rural character and is particularly appealing to those looking for a quieter pace of life without being too remote. The village is well placed for access to Longridge, Clitheroe and Hurst Green, with Longridge providing a wide range of everyday amenities including shops, supermarkets, cafs, restaurants, schools and healthcare facilities. The surrounding countryside offers plenty of opportunities for walking, cycling and enjoying the outdoors, while the wider Ribble Valley provides an abundance of picturesque villages, country pubs and leisure opportunities.

For commuters, Knowle Green also offers convenient road connections towards Preston, Blackburn and the M6, making it a practical location for those who want to enjoy a rural

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30/09/2026

Property Description

Oak Lea, Clitheroe Road, Knowle Green, Preston, Lancashire, PR3 2YS

home while still having good access to larger towns and cities.

Overall, Knowle Green offers an attractive blend of peaceful village living, beautiful countryside and convenient access to everyday amenities, making it a highly desirable location for those seeking a more rural lifestyle within the Ribble Valley.

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.