



4 Bank Top Cottages Gallows Lane, Ribchester, PR3 3XX  
£675,000



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Situated amidst rolling countryside and enjoying sweeping, uninterrupted southerly views, this exquisite semi-detached former gamekeeper’s cottage, believed to date back to the late 18th century, offers a rare opportunity to acquire a characterful and versatile residence of remarkable stature.

Thoughtfully extended and tastefully maintained, the main residence comprises of three bedrooms and a substantial annexe provides a further 2 bedrooms above a generous double-bay garage, providing an ideal solution for multi-generational living or private guest accommodation.

\*\* There is approx. 1 acre of land available via separate negotiation. The land is roughly 30 yards away from the house on the opposite side of the road \*\*\*



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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