



Positioned along Lower Road on the rural fringes of Longridge, Ratcliffe Farm House is a beautifully presented three-bedroom stone residence enjoying uninterrupted open countryside views to the rear and an exceptional balance of period character and contemporary design. Offered to the market with no onward chain, this semi-rural home combines original features, extensive gardens, and practical modern living within a highly desirable edge-of-town setting.

The property immediately impresses with its traditional stone façade and charming cottage proportions, while internally revealing a thoughtfully modernised interior enriched by a wealth of original features, including exposed stone walls, character ceiling beams, and striking stone fireplaces that reinforce the home's heritage and warmth. Throughout, the careful preservation of these details ensures the cottage retains an authentic country feel while meeting the demands of modern living.

The standout feature of the cottage is the striking open-plan kitchen and living space, designed and extended with exposed trusses to create a seamless environment for both relaxed family living and entertaining. This light-filled room showcases exposed ceiling timbers and contemporary cabinetry, complemented by integrated appliances including a fridge, dishwasher, double oven, hob, and sink unit. Bi-folding doors extend the living space outward, opening directly onto the sheltered patio veranda and framing picturesque views across open fields, reinforcing the home's strong connection to its rural surroundings.

A separate, cosy lounge provides an inviting retreat, centred around a beautiful stone fireplace with multi-fuel burner, creating a natural focal point and a wonderfully atmospheric setting during the cooler months. The ground floor is further enhanced by a practical utility room and a modern, tiled three-piece shower room, offering flexibility and convenience for guests or family life.

To the first floor, two well-proportioned double bedrooms and a single bedroom/office continue the home's characterful appeal, with subtle heritage touches and pleasant outlooks. The generous principal bedroom benefits from fitted wardrobes, while the remaining rooms offer versatility for children, guests, or home working. These are served by a stylish family bathroom with tiled elevations, a panelled bath with overhead shower, pedestal wash basin, and WC.

Externally, the property truly excels. A good-sized patio area with sheltered veranda leads to a long rear garden that stretches towards open countryside, providing a peaceful and private outdoor environment rarely found within such convenient proximity to local amenities. The setting offers a wonderful sense of space and tranquillity, ideal for families, gardening enthusiasts, or those simply seeking rural views. To the side, a communal parking area provides two allocated off-road parking spaces, in addition to a single garage with manual up-and-over door and power supply, perfectly suited for secure parking, storage, or hobby use.

Combining exposed stone walls, original beams, stone fireplaces, modern fittings, generous outdoor space, and an enviable semi-rural position, Ratcliffe Farm House represents a rare opportunity to acquire a character home of genuine charm and practicality. Early viewing is highly recommended to fully appreciate the setting, lifestyle, and quality on offer.

Services

Oil fired central heating, mains water, mains electricity, drainage to water treatment plant.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (62).

Council Tax

Band C.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

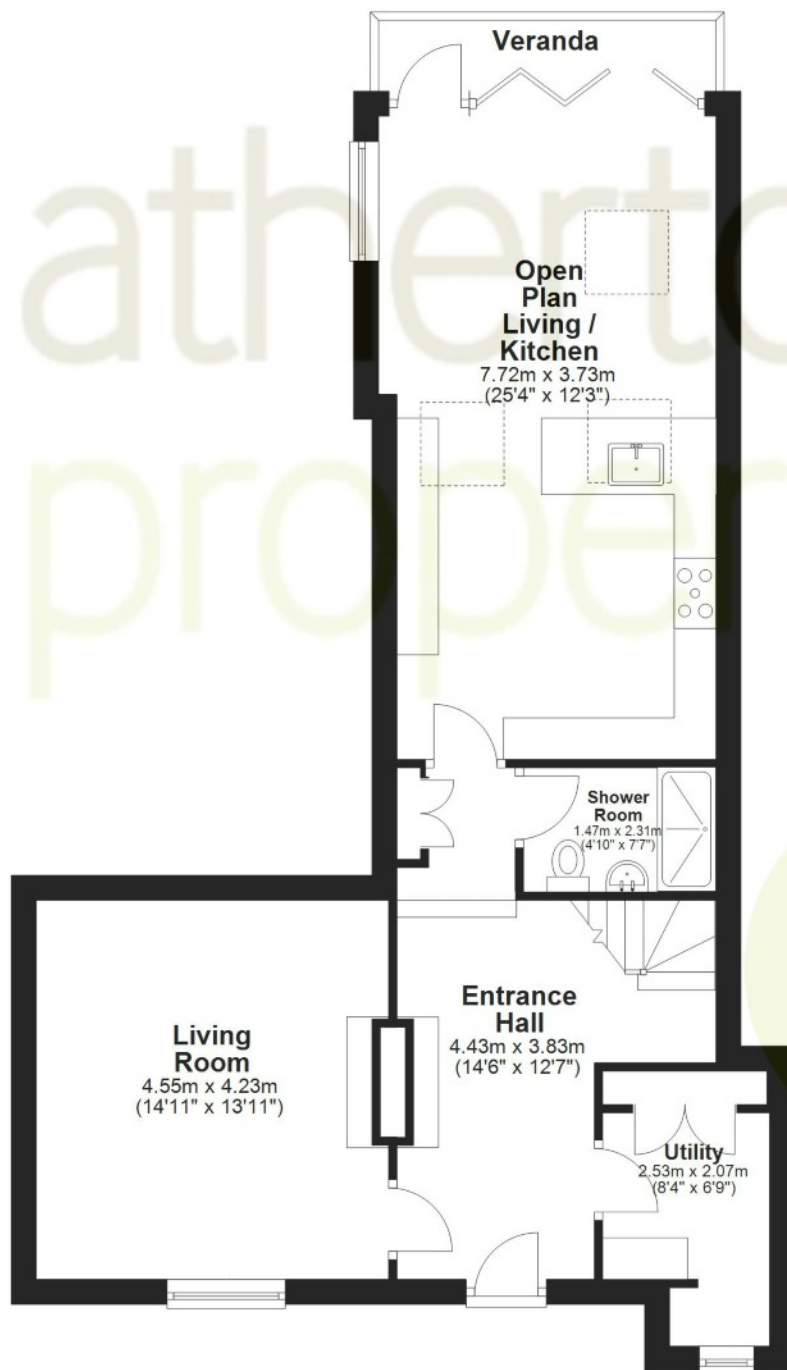
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



Total area: approx. 129.5 sq. metres (1394.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





