



Dam Cottage, 8 Blackburn Road,  
Ribchester, Preston PR3 3YP

Longridge 4 miles

Clitheroe 9 miles

Dam Cottage is a six bedroom character residence part of which is listed as grade 2 under the National Heritage List for England. Probably early eighteenth century, the property is constructed of sandstone under a dual pitch stone slate roof with feature six light stone mullion and transom windows to the front elevation. The central front entrance opens into a hallway with a dog leg stairway in oak with square moulded newels and turned balusters continuing in four flights to the first floor bedrooms and the second floor attic. The original east gable is evidenced by the stone mullion window in the front middle bedroom now forming an alcove. More recently a two bedroom cottage was added on to the east gable structure and more recently again the dwellings were combined into one residence with a main stairway and a back stairway with living accommodation interacting at both ground floor and first floor levels.

Ribchester is located on the north bank of the River Ribble with a history going back to the Roman era if not before and has a strong community spirit with parish school, churches, recreation park, local store, river side walks and pub restaurants. The market towns of Longridge and Clitheroe are close by and have busy shopping streets, major supermarkets / discount stores, pubs, restaurants, cafes, medical centres, hospitals, schools for all ages, petrol stations, recreation parks and walks.

**Council Tax** Dam cottage is rated as band F

**Energy Performance Certificate** Dam Cottage is exempt as a grade 2 listed building

**Price** £575,000

**Viewing** strictly by appointment through the Selling Agents.

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, Lancashire BB7 4LH Tel. 01200 441351 email [sawley@rturmer.co.uk](mailto:sawley@rturmer.co.uk)

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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**Ground Floor** with underfloor heating to the rear hall, kitchen, semi basement and little book room and radiators to all rooms.

**Front Entrance Hall** 23' 6" x 3' 10" with vestibule with glazed inner doors, centre light fitting, stairway to the first floor and polished oak panel doors to the lounge on the left and dining room on the right.

**Lounge** 15' 5" x 13' 9" with fitted carpet, painted stone surround fireplace with combustion stove, exposed ceiling timbers and internal wall frame, front six light mullion and transom window with undersill radiator and centre ceiling light.

**Dining Room** 14' 7" x 13' 10" with sealed stone flag floor, stone surround fireplace working but not used, exposed ceiling timbers and internal wall frame, front six light mullion and transom window with the undersill radiator and centre ceiling light.

**Snug** 12' 1" x 11' 6" with lino floor covering, stone surround fireplace with stone flag hearth and combustion stove, wall book shelves to the side of the fireplace leading up to the corner flight second staircase, front four light mullion and transom window with undersill radiator, wired for three wall lights and ceiling wall picture spotlight.

**Utility** 10' 2" x 5' 5" with lino floor covering, tall cupboard, wall cupboards with centre display shelves, worktop unit incorporating a stainless steel sink, plumbing and space for a clothes washer and two recessed ceiling lights.

**Rear Porch and Hall** 11' 10" x 8' 5" with sealed stone flag floor, rear entrance door, single light window to the side, two centre ceiling lights, and cloaks with flagged floor, toilet and pedestal wash basin.

**Kitchen** 16' 8" x 13' 2" / 10' 0" with sealed stone flag floor, stoves oven cooker range with gas fired hob in a mellow brick and white tiled recess and pine head beam, range of wall units and work top units incorporating a deep porcelain sink under a three light mullion window to the rear and two light mullion window to the side, wall radiator and seven recessed ceiling lights between exposed ceiling timbers.

**Semi Basement** 9' 11" x 7' 10" open to the kitchen at one end with three steps down onto a sealed stone flag floor, with two light mullion rear window, wall radiator, exposed ceiling timbers with three wall lights and three steps up to the little book room on the opposite side to the kitchen.

**Little Book Room** 8' 4" x 8' 3" with sealed stone flag floor, two light rear mullion window, wall book shelves, rear stable door entrance and centre ceiling light.

**Internal Car Garage** 19' 6" x 8' 5" angling out to 11' 9" wide with up and over garage door to the rear of the house, concrete floor, two centre ceiling lights and internal door to the rear porch and hall.

**First Floor** A return stairway with carpeted treads leads from the front entrance hall to a half landing with four light mullion and transom rear window with undersill radiator and then up to the first floor landing with open stairway to the attic and entrances to the bedrooms and bathrooms with polished oak doors in the older end and pine boarded doors in the newer end as follows.

**Front Bedroom 1** 13' 10" x 12' 0" / 10' 6" with fitted carpet, front four light mullion and transom window with undersill radiator, exposed ceiling timbers, wall timbers and centre light.

**Front Bedroom 2** 10' 1" x 9' 8" with fitted carpet, front four light mullion and transom window with undersill radiator, exposed ceiling timbers, wall timbers and centre ceiling light.

**Front Bedroom 3** 13' 10" x 12' 4" with polished oak floors, front four light mullion and transom window with undersill radiator, alcove formerly a gable window, exposed ceiling beams and wired for three wall lights.

**Ensuite Shower Room** 6' 1" x 4' 8" with white tiled walls, tiled floor covering, glass panel open shower with high shelf, wall radiator, toilet, wash basin and two recessed ceiling lights.

**Rear Bedroom 4** 11' 8" x 8' 4" with fitted carpet, three light mullion window with undersill radiator and painted white ceiling timbers with centre ceiling light.

**Rear Bathroom 1** 9' 7" x 8' 2" with tiled floor covering, rear double glazed window, wall radiator, panelled bath, twin vanity wash basins with over head cupboards and exposed ceiling beams with centre ceiling light.

**Front Bedroom 5** 11' 10" x 8' 8" with pine floor boarding, front four light mullion and transom window with undersill radiator and centre ceiling light.

**Rear Bedroom 6** 10' 0" x 7' 0" with pine floor boarding, rear two light window and centre ceiling light.

**Rear Bathroom 2** 8' 0" / 6' 7" x 5' 5" with pine boarded floor, half height painted wall boarding and matching bath panelling, two light rear window, wall radiator, toilet, pedestal wash basin and three recessed ceiling lights.

**Rear Stairway** A corner flight enclosed stairway with pine treads leads down to the snug.

**Second Floor** A return open stairway in oak leads from the first floor landing to a half landing with single light rear window and then onto an open attic area as follows.

**Attic Room 1** 21' 4" x 22' 10" low eaves height with half oak floor boarding and half new floor boarding, gable wall with pointed stonework, exposed roof truss and roof timbers with two velux roof lights and eight apex room lights.

**Attic Room 2** 12' 2" x 20' 4" low eaves height with chipboard floor, boiler closet with Baxi wall mounted gas boiler three years old, velux roof light and ceiling light.

**Attic Room 3** 11' 0" x 21' 7" low eaves height with fitted carpet over chipboard flooring, curtain entrance, sound proof recording studio, velux roof light and ceiling light.

**Outside** Front walled garden. Rear walled garden with lawn, flower borders and off road parking for two cars.

**Services** Mains water, electricity, gas and drainage.

**Lounge**



**Lounge**



**Front Entrance Hall**



**Kitchen**



**Little Book Room**



**Snug**



**Dining Room**



**Rear Porch**



Dining Room



**Utility**



**Cloakroom**



**Rear Porch and Hall**



**Rear Garden**



**Semi Basement**



**Front Bedroom 1**



**Front Bedroom 2**



**Front Bedroom 3**



**Rear Bedroom 4**



**Front Bedroom 5**



**Rear Bedroom 6**



**Rear Bathroom 1**



**Rear Bathroom 2**



**Attic Stairway**



**Attic Room 1**



**Attic Room 2**



**Attic Room 3**





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