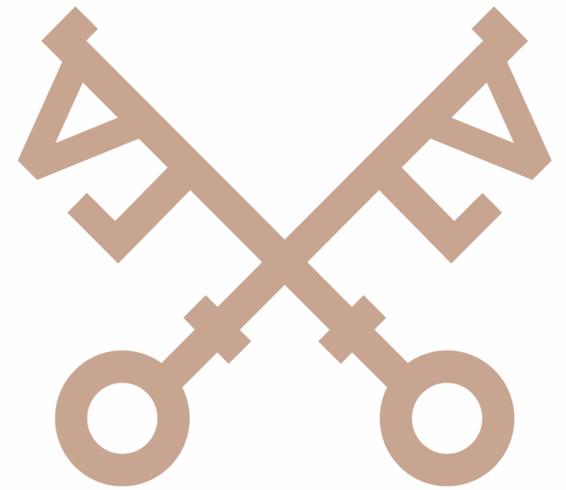




Ribble House
Claughton

RIBBLE HOUSE, CLAUGHTON



Tucked discreetly behind impressive electric gates and set upon a larger-than-average wrap-around plot, Ribble House is the kind of home that makes you exhale the moment you arrive. Spacious, thoughtfully updated, and utterly welcoming, this four-bedroom detached family residence is more than just a house—it's a place where childhood memories will be made, friendships will flourish, and family life will find its perfect rhythm. From the very first glimpse, you can feel the care the current vendors have poured into this property. They've not simply maintained it—they've lovingly customised, refined and upgraded almost every inch, investing heavily in its comfort, efficiency, and modern appeal. And with solar panels helping to power day-to-day living, Ribble House is every bit as practical as it is beautiful.

Beyond the gates and through the driveway, the home stands elegantly—a creamy modern façade contrasted with a charming timber-framed porch. Step inside and the hall instantly sets the tone: warm wood floors underfoot, soft tones along the walls, and a staircase that leads the eye upward to where the family's private spaces await. It's the kind of entrance that makes you want to kick off your shoes and settle right in.





Take a closer look...



Property Type:

Detached

Square Footage:

2170 sqft

Council Tax Band:

F

EPC Rating:

C

Tenure

Freehold



Why Claughton?

CLAUGHTON IS THE KIND OF PLACE PEOPLE MOVE TO WHEN THEY WANT MORE OUT OF THEIR EVERYDAY ENVIRONMENT — MORE SPACE, MORE CALM, MORE CONNECTION TO NATURE, AND MORE BREATHING ROOM FROM THE PACE OF URBAN LIFE. TUCKED WITHIN THE STUNNING LUNE VALLEY, THE VILLAGE OFFERS SWEEPING COUNTRYSIDE VIEWS, PEACEFUL LANES AND IMMEDIATE ACCESS TO WALKING ROUTES, WOODLAND PATHS AND OPEN LANDSCAPES. IT'S A SETTING THAT ENCOURAGES A HEALTHIER, MORE GROUNDED LIFESTYLE, WHETHER THAT MEANS MORNING RUNS, WEEKEND HIKES OR SIMPLY ENJOYING THE QUIET. DESPITE ITS RURAL CHARM, CLAUGHTON AVOIDS FEELING REMOTE. LANCASTER IS ONLY A SHORT DRIVE AWAY, PROVIDING ALL THE AMENITIES, SCHOOLING OPTIONS AND TRANSPORT LINKS YOU'D EVER NEED. THIS BALANCE MAKES THE AREA IDEAL FOR FAMILIES, COMMUTERS AND ANYONE WHO VALUES TRANQUILLITY WITHOUT SACRIFICING CONVENIENCE. THE COMMUNITY ITSELF IS WELCOMING, SAFE AND NEIGHBOURLY — THE KIND OF PLACE WHERE PEOPLE LOOK OUT FOR EACH OTHER AND LIFE FEELS MORE PERSONAL.

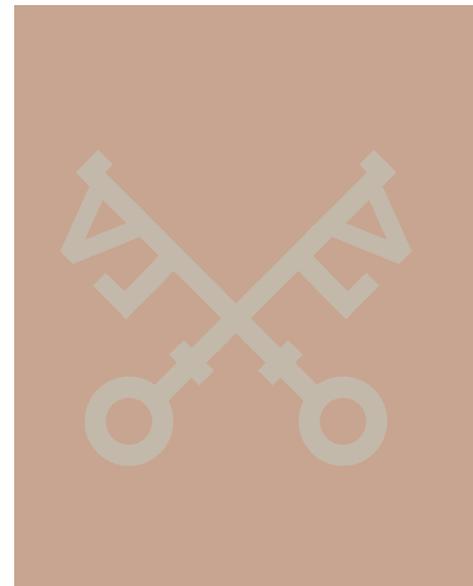
Ribble House, Claughton





THE GARDENS AT RIBBLE HOUSE ARE, QUITE SIMPLY, A JOY. WRAPPING AROUND THE PROPERTY AND BURSTING WITH POTENTIAL, THERE IS SPACE HERE FOR CHILDREN TO PLAY, ADULTS TO ENTERTAIN, AND FOUR-LEGGED FAMILY MEMBERS TO ROAM HAPPILY AND SAFELY. SUMMER BARBECUES, SLIP-AND-SLIDE MADNESS, OR QUIET MORNINGS LISTENING TO THE BIRDS—THIS OUTDOOR SPACE CAN HANDLE IT ALL. THE LARGE DRIVEWAY PROVIDES AMPLE PARKING, WHILE THE DOUBLE GARAGE, CURRENTLY PARTITIONED FOR EXTRA STORAGE OR HOBBY SPACE, IS A TREASURE TROVE FOR CYCLISTS, WOODWORKERS, FITNESS ENTHUSIASTS OR THOSE WHO SIMPLY NEED A PLACE TO HIDE THE THINGS THEY DON'T WANT GUESTS (OR SPOUSES) TO SEE.







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WHERE CAN I FIND...



The Closest Schools?
Caton St Paul CofE Primary
School - 6 Minute Drive



The Local Shop?
Co-op - 6 Minute Drive



A Delicious Meal?
The Station Hotel - 6
Minute Drive



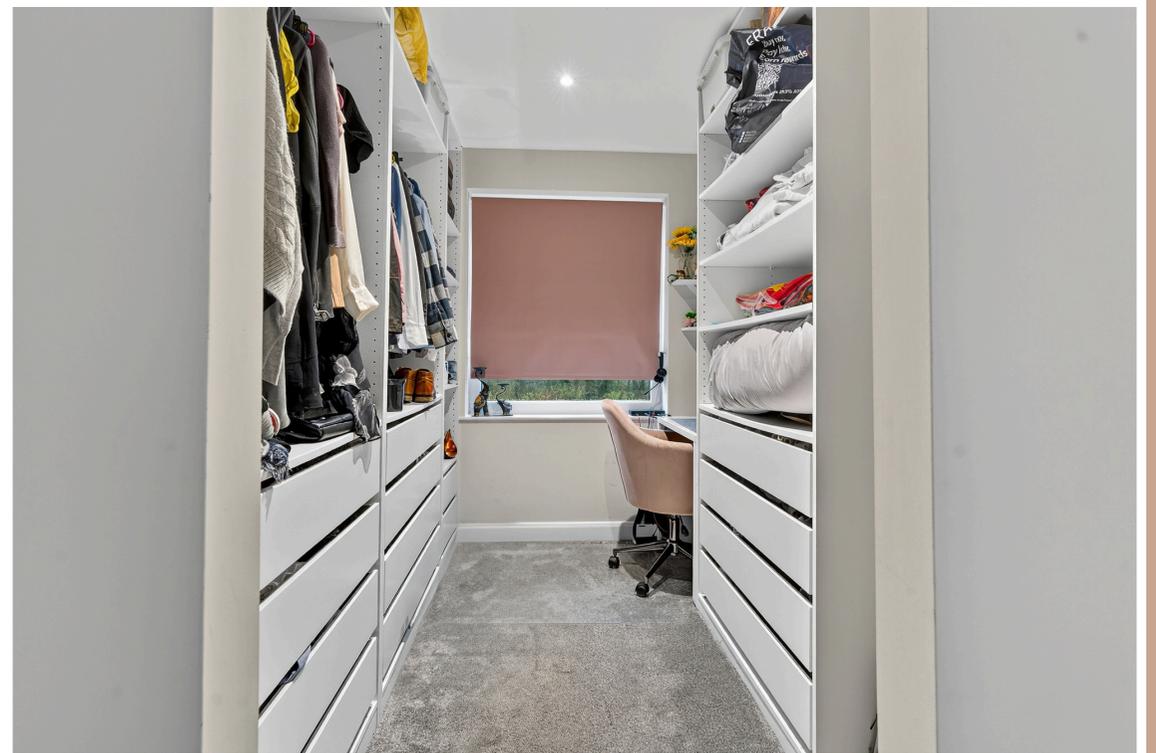
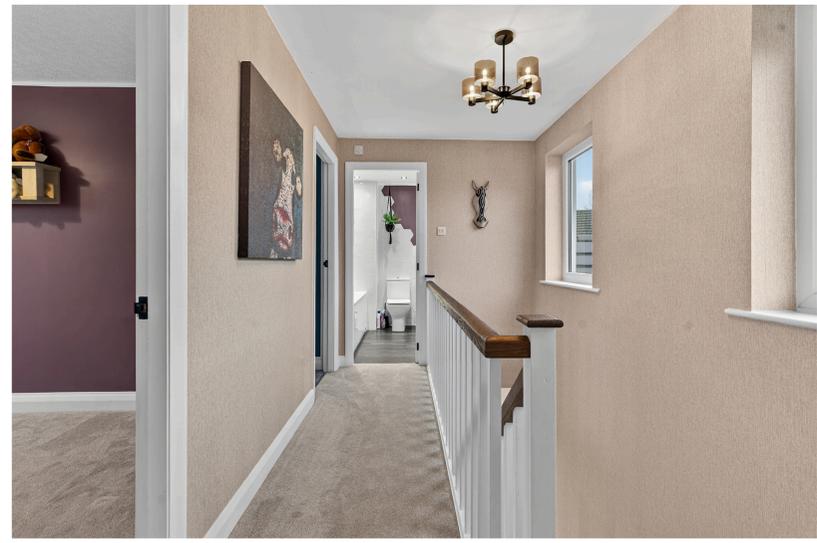
Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!

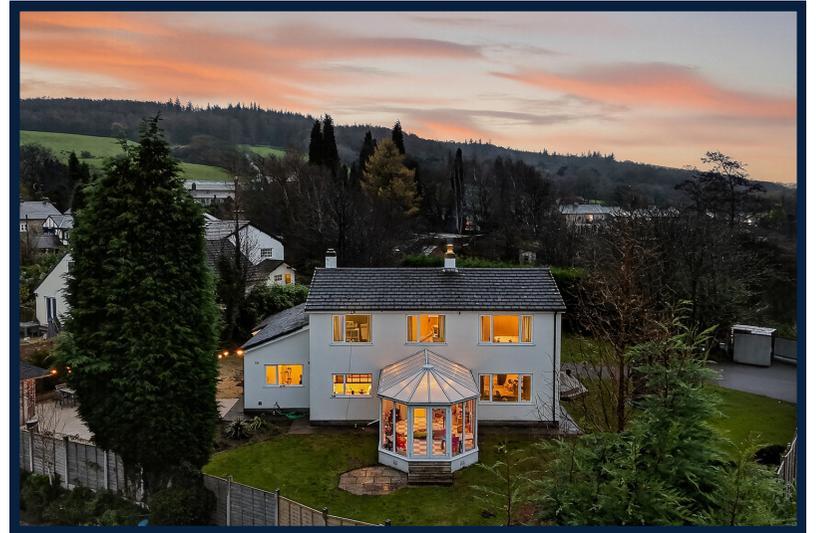
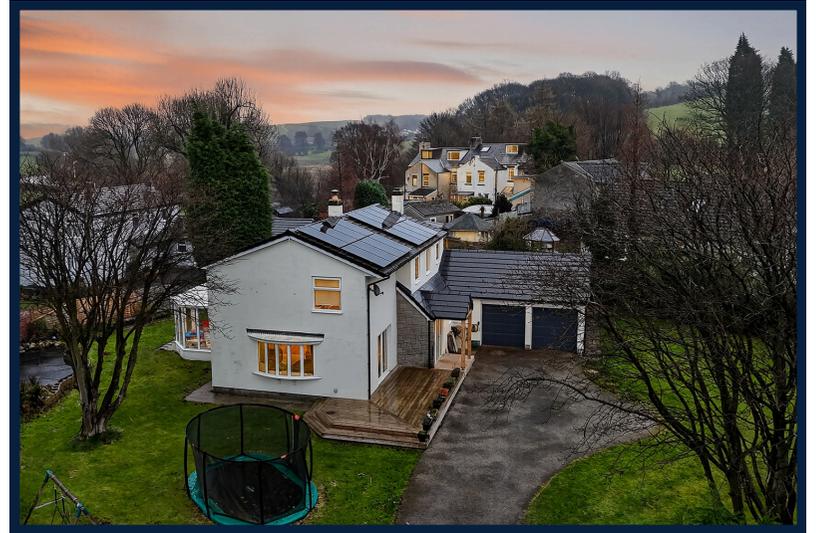


A Refreshing Pint?
The - Right on your doorstep!

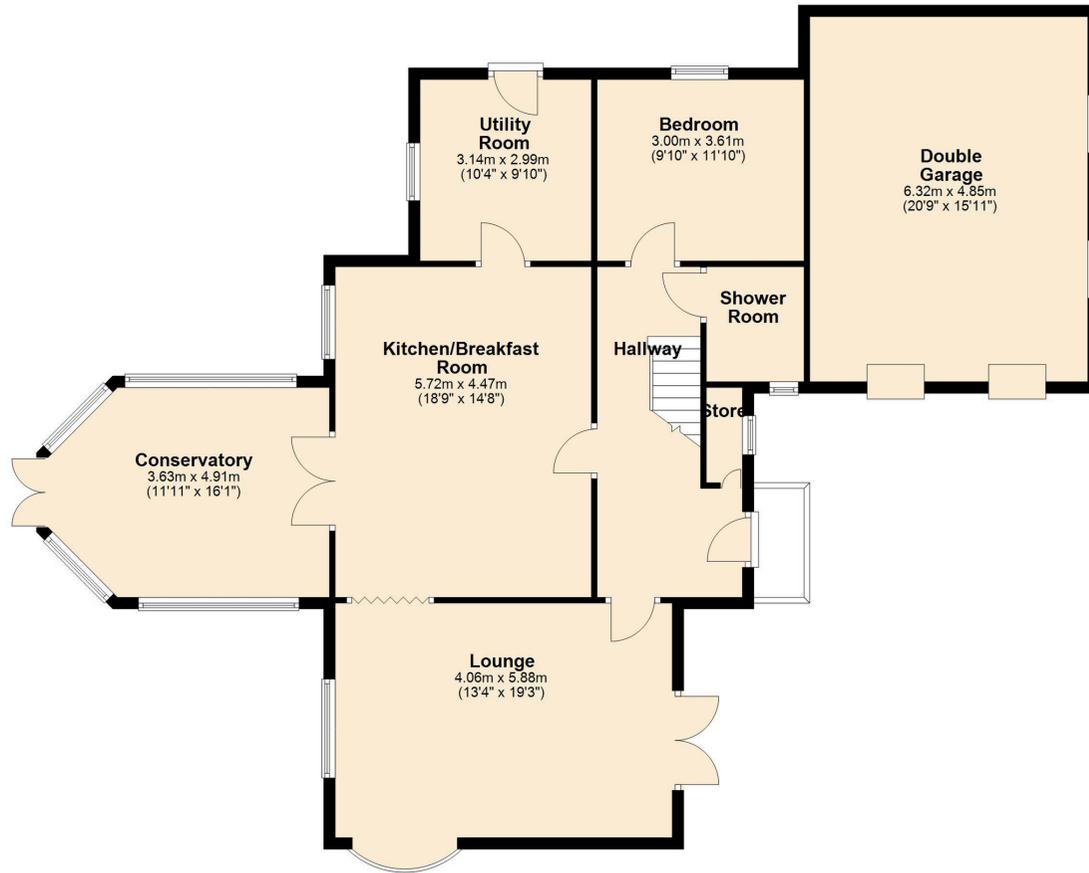


Closest Transport Links
Bus - Fenwick Arms Stop - 1
Minute Walk
Rail - Lancaster Station - 22
Minute Drive

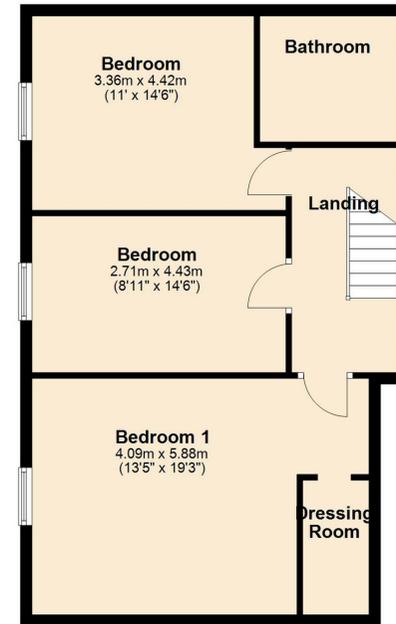




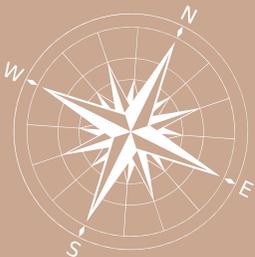
Ground Floor
Approx. 136.6 sq. metres (1470.3 sq. feet)



First Floor
Approx. 65.0 sq. metres (700.1 sq. feet)



Total area: approx. 201.6 sq. metres (2170.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

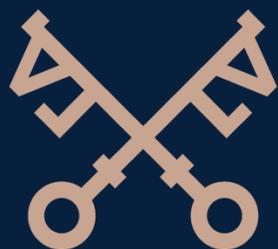
Ribble House

Cloughton

Ribble House, Cloughton, LA2 9RZ



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