

Property Details

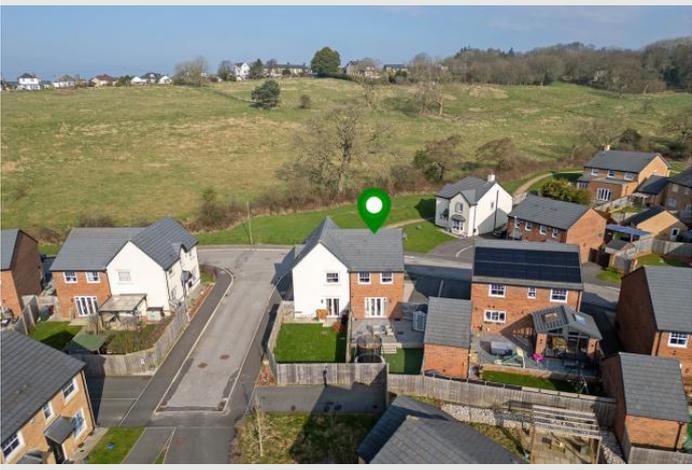
35 Hollin Hall Drive, Longridge,
Preston, Lancashire, PR3 3UF

Guide Price **£235,000**



Property Photos

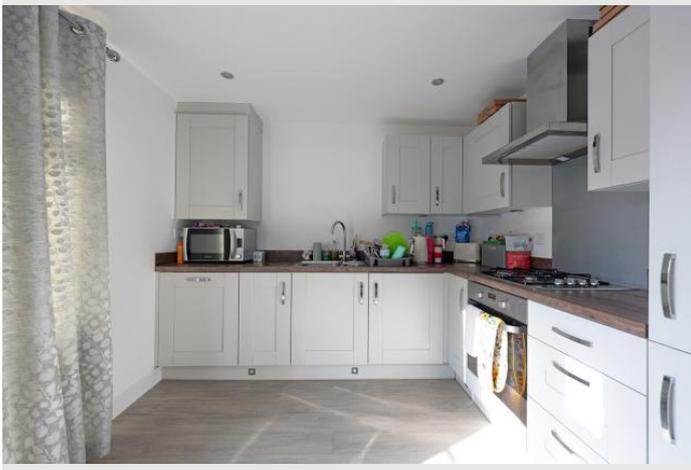
35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF



Creation Date
10/03/2026

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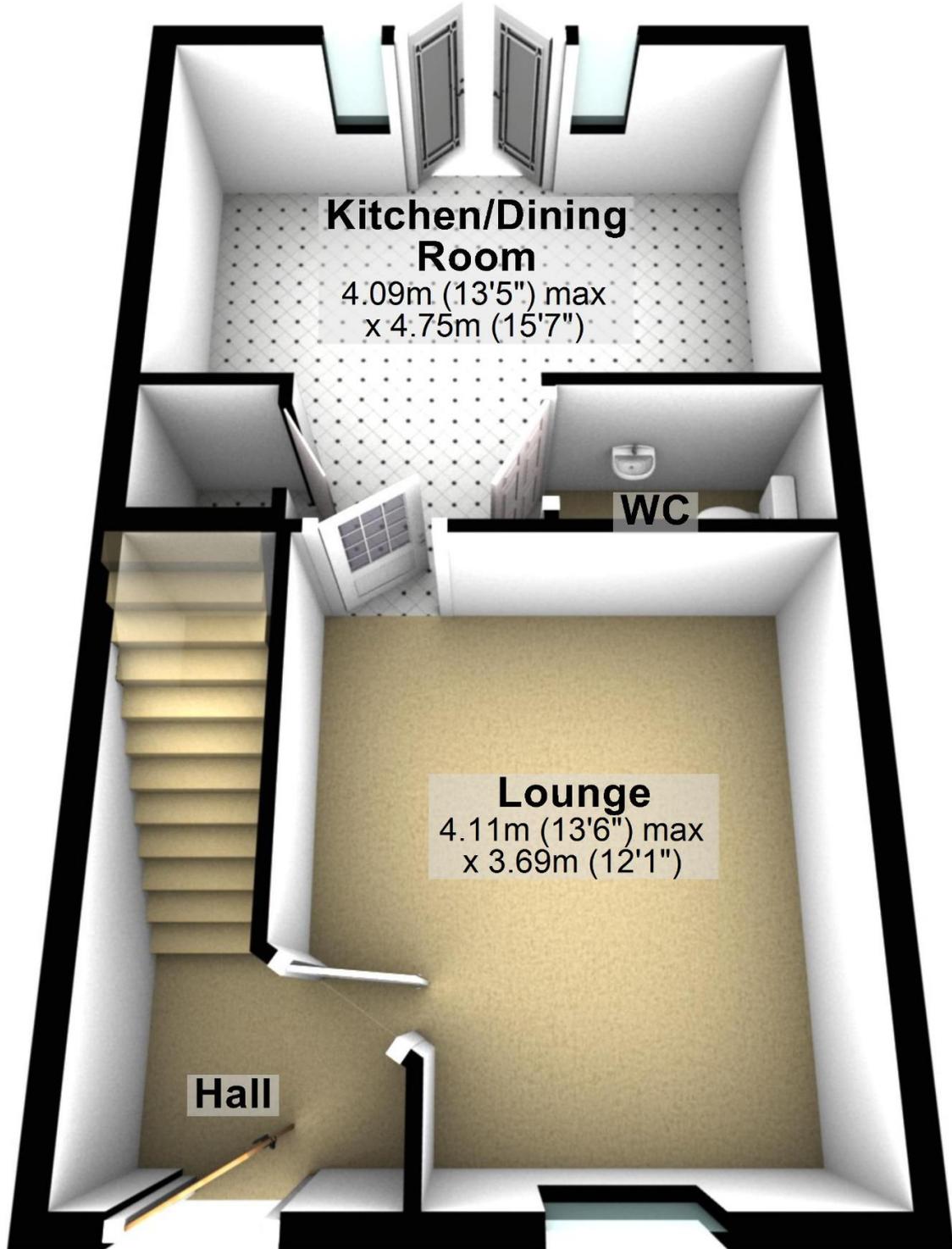
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Property Floor Plans

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



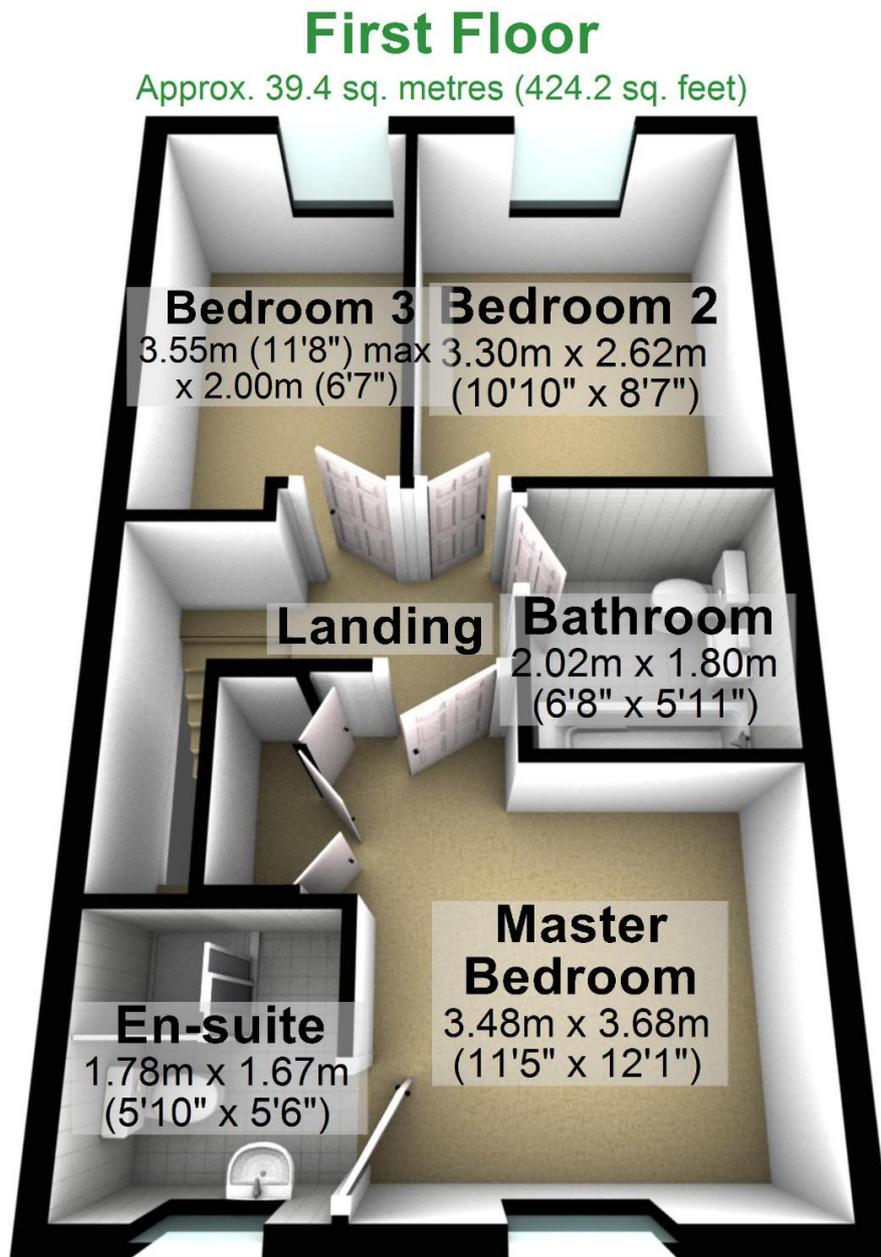
Total area: approx. 78.8 sq. metres (848.4 sq. feet)

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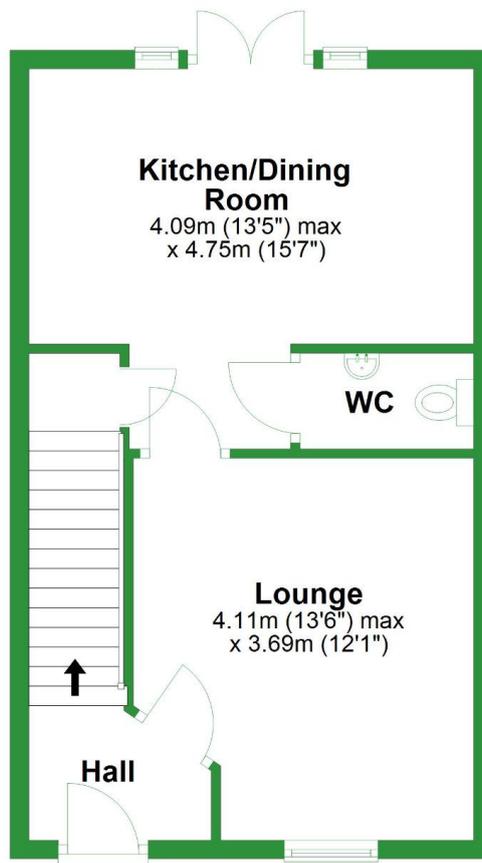
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35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

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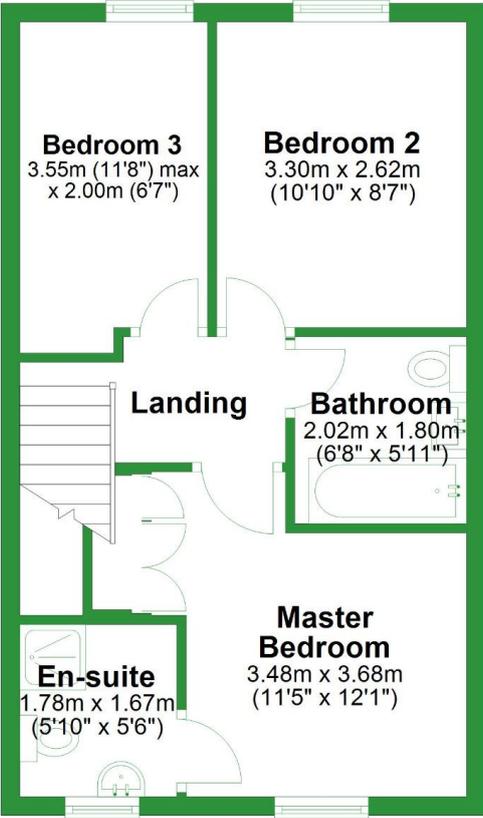
10/03/2026

Property Floor Plans

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Property EPC

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

04/03/2026, 10:30

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

Energy performance certificate (EPC)		
35 HOLLIN HALL DRIVE LONGRIDGE PR3 3UF	Energy rating B	Valid until: 6 June 2031
		Certificate number: 0631-3006-0306-7019-9200
Property type	Semi-detached house	
Total floor area	77 square metres	

Rules on letting this property

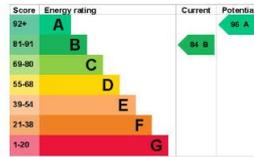
Properties can be let if they have an energy rating from A to E.

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) (<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 B. It has the potential to be A.

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



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/0631-3006-0306-7019-9200?print=true>

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Creation Date

10/03/2026

Property Info

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

Property Type

House

Property Style

Semi-Detached

Bedrooms

3

Bathroom

2

Receptions

1

Tenure Type

Freehold

Floor Area

848.4

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

Creation Date

10/03/2026

Property Info

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

Creation Date

10/03/2026

Property Info

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£235,000

Land Size

-

Age of Property

-

Year Built

2020

New Home

No

Creation Date

10/03/2026

Property Features

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

Feature 1

Three Bedroom Semi-detached Family Home

Feature 2

Sought After Development

Feature 3

Kitchen/diner With Integrated Appliances

Feature 4

Master Bedroom With Ensuite

Feature 5

Four Piece Family Bathroom

Feature 6

Private Landscaped Rear Garden

Feature 7

Off Road Parking

Feature 8

Close To Major Transport Links And Local Amenities

Creation Date

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Property Description

35 Hollin Hall Drive, Longridge, Preston, Lancashire, PR3 3UF

Stylish modern living in a highly desirable location in the Ribble Valley

Welcome to this exceptional three-bedroom contemporary home, perfectly positioned in the highly desirable town of Longridge. Surrounded by beautiful countryside yet within easy reach of everyday amenities, this property offers an ideal blend of modern design and semi-rural living.

Key Features

- Three well-proportioned bedrooms, including master with an en-suite
- Contemporary minimalist design with quality finishes
- Bright and airy open-plan living space
- Private, landscaped rear garden
- Located in sought-after Longridge within the Ribble Valley
- Close to local amenities, reputable schools and transport links
- Surrounded by scenic countryside and walking routes

Agents Perspective

Designed with a sleek, minimalist aesthetic, the home features bright, open interiors and a high-quality finish throughout. The stylish kitchen diner forms the heart of the home, offering a fantastic space for entertaining and family life, while the light-filled lounge provides a calm and inviting setting for relaxation. Upstairs, three well-proportioned bedrooms include a spacious master complete with a private en-suite.

Externally, the property benefits from a tiered landscaped rear garden with a decked patio seating area and lawned space - perfect for enjoying outdoor space without too much upkeep.

This is a superb example of modern living in one of the Ribble Valleys most popular locations. Longridge is known for its strong community feel, excellent amenities and access to outstanding rural landscapes, making this home perfectly suited to professionals, downsizers or families seeking both convenience and charm.

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