

# ASTURIAN HOUSE

## PROPERTY **THREE**

“10ACIA are revered as one of the North West’s leading Design and Development houses; dedicated to producing the most sought after real estate, and homes of distinction...”

**LANCASHIRE LIFE**

Sold as seen - fully furnished if reserved before 15th Jan 2018

**10ACIA**  
PROPERTY DESIGN DEVELOPMENT

RIBCHESTER | RIBBLE VALLEY



PROPERTYTHREE

THE SUNDAY TIMES  
Ribble Valley

*"One of the Top 10  
Places to live in the UK"*





One of the best views of the Ribble Valley  
Period 1800's building  
Private garden / Balconies  
Natural, locally crafted stonework, inside and out

Large luxury bespoke living  
Exclusive development by award winning 10ACIA

























ENTRANCE HALL





£350,000

ENTRANCE

**BATHROOM**  
1.8m X 2.5m  
(4.4 Sq.M. / 47 Sq.Ft)

**STAIR / HALL**  
3.1m X 2.0m / 3.4m  
(7.7 Sq.M. / 83 Sq.Ft)

**WARDROBE**  
3.96m X 3.7m  
(71 Sq.M. / 76 Sq.Ft)

**BEDROOM 1**  
5.2m X 3.96m  
(19 Sq.M. / 204 Sq.Ft)

FIRE ESCAPE

**OPEN PLAN LIVING SPACE**  
6.7m X 7.7m  
(53.0 Sq.M. / 570 Sq.Ft)  
AREAS INC. STAIR

**BALCONY**  
2.1m X 2.3m  
(4.8 Sq.M. / 52 Sq.Ft)

FIRE ESCAPE

**LIVING SPACE / BEDROOM 2**  
6.5m X 7.5m  
(48.0 Sq.M. / 517 Sq.Ft)  
CEILING UP TO 4.4M HIGH  
AREAS INC. STAIR

APARTMENT 3 TOTAL GIA @ GF 38 Sq.M / 409 Sq.Ft.  
APARTMENT 3 TOTAL GIA INC. BALCONY 143.8 Sq.M / 1548 Sq.Ft.

Oak & glass staircase  
Balcony  
Hand made fireplace with log burner  
Exposed original 1800's beams

PROPERTYTHREE





# BOOTHS

FOOD, WINE AND GROCERY



THE DOG INN

ASTURIAN HOUSE  
PROPERTY **THREE**

[www.10acia.com](http://www.10acia.com)  
or contact selling partner  
Armitstead Barnett  
[www.abarnett.co.uk](http://www.abarnett.co.uk)

**10ACIA**   
PROPERTY DESIGN DEVELOPMENT