



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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School Lane, Guide, BB1 2LW

Offers Over £575,000

A SUBSTANTIAL AND SPACIOUS FOUR BEDROOM BARN CONVERSION

Nestled in the serene surroundings of School Lane, Guide, Blackburn, this stunning four-bedroom semi-detached barn conversion is a true gem waiting to be discovered. As you approach down the private lane, you are greeted by picturesque countryside views that set the scene for a tranquil lifestyle.

Stepping inside, you'll be captivated by the seamless blend of character features and modern neutral decor that exudes warmth and charm. The property boasts two reception rooms, perfect for entertaining guests or simply unwinding with your loved ones. The spacious entrance hall doubles up as a dining room, offering a versatile space for family gatherings.

Ideal for a growing family, this home offers four well-proportioned bedrooms, ensuring everyone has their own comfortable retreat. The two bathrooms provide convenience and privacy for the whole household.

For those in need of a home office or creative space, the summer house/outbuilding is the perfect solution. Imagine working from home surrounded by the tranquillity of the countryside views.

Outside, a generous front garden laid to lawn provides a lovely outdoor space for children to play or for hosting summer barbecues. The detached double garage offers ample storage space and parking, adding to the convenience of this property.

School Lane, Guide, BB1 2LW

Offers Over £575,000



- Impressive Semi Detached Barn Conversion
- Contemporary Fitted Kitchen
- Versatile External Space with Countryside Views
- EPC Rating C
- Four Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Bursting with Character
- Council Tax Band E

Ground Floor

Dining Room

29'8 x 9'0 (9.04m x 2.74m)
UPVC double glazed French front doors, two central heating radiator, exposed stone elevation, flag flooring, doors to two reception rooms, utility, open to kitchen and UPVC double glazed French doors to rear.

Utility

13'5 x 7'9 (4.09m x 2.36m)
Central heating radiator, plumbing for washing machine, space for dryer, space for fridge and freezer, tiled flooring, smoke detector and hardwood double glazed stable door to rear.

Reception Room One

19'0 x 14'7 (5.79m x 4.45m)
UPVC double glazed window, two central heating radiators, beams, exposed stone elevation, log burning stove, spotlights and solid wood flooring.

Kitchen

13'8 x 11'4 (4.17m x 3.45m)
UPVC double glazed window, range of panelled wall and base units with laminate work surfaces, range cooker, five ring gas hob and extractor hood, ceramic one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, space for fridge freezer, beams, spotlights, flag flooring and door to pantry.

Pantry

13'11 x 3'9 (4.24m x 1.14m)
Shelving and terracotta tiled flooring.

Reception Room Two

14'5 x 9'5 (4.39m x 2.87m)
UPVC double glazed window, central heating radiator, solid wood flooring, door to WC and door to stairs to first floor.

WC

7'4 x 3'0 (2.24m x 0.91m)
Low basin WC, wall mounted wash basin with mixer tap, partially tiled elevations and tiled flooring.

First Floor

Landing

Loft access, smoke detector, central heating radiator, spotlights, doors to four bedrooms and family bathroom.

Bedroom One

14'7 x 13'3 (4.45m x 4.04m)
Central heating radiator, beams, doors to walk-in wardrobe, en suite and UPVC double glazed frosted door to balcony.

En Suite

13'3 x 7'9 (4.04m x 2.36m)
Velux window, central heated towel rail, low basin WC, wash basin with mixer tap, double panel bath with mixer tap and rinse head, walk-in direct feed rainfall shower, partially tiled elevations, extractor fan and tiled flooring.

Walk-in Wardrobe

13'3 x 5'9 (4.04m x 1.75m)
Velux window and central heating radiator.

Bedroom Two

13'9 x 11'7 (4.19m x 3.53m)
UPVC double glazed window, central heating radiator, beams and walk-in wardrobe.

Walk-in Wardrobe

13'9 x 3'7 (4.19m x 1.09m)

Bedroom Three

15'4 x 9'5 (4.67m x 2.87m)
UPVC double glazed window, central heating radiator, beam and spotlights.

Bedroom Four

13'5 x 9'3 (4.09m x 2.82m)
UPVC double glazed window, central heating radiator, beams and spotlights.

Bathroom

9'1 x 9'0 (2.77m x 2.74m)
Velux window, central heated towel rail, high basin WC, pedestal wash basin with traditional taps, double tiled panel bath with mixer tap and rinse head, direct feed rainfall shower, partially tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Gravel chippings, access to office and storage/workshop.

Front

Laid to lawn garden and access to garage.

