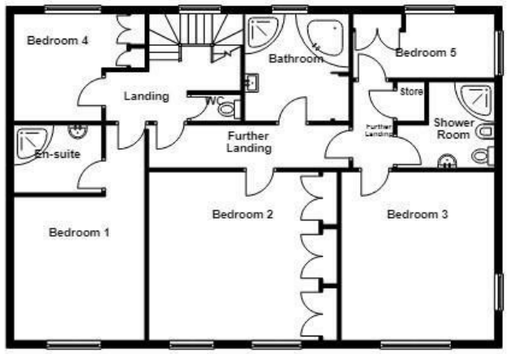
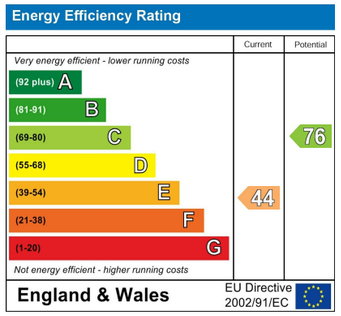
Keenans

Ground Floor

First Floor





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Barnoldswick Road, Blacko, BB9 6RE

Offers Over £750,000

AN EXQUISITE GRADE II LISTED SEMI DETACHED STONE BUILT FARMHOUSE CONVERSION WITH A 3 ACRE PADDOCK

Nestled on Barnoldswick Road in the outskirts of the picturesque village of Blacko, Nelson, this exceptional semi-detached farmhouse conversion is a true gem, brimming with character and charm. The property boasts an impressive five generously sized bedrooms, providing ample space for family living or hosting guests. With three well-appointed bathrooms and three additional WC rooms, convenience is at the forefront of this home.

As you step inside, you will be captivated by the flowing internal layout that showcases original features, creating a warm and inviting atmosphere throughout. The property offers four distinct reception rooms, perfect for both relaxation and entertaining. The stunning country-style kitchen is a highlight, designed to inspire culinary creativity while serving as a central hub for family gatherings.

Outside, the beautifully maintained wrap-around gardens provide a serene outdoor retreat, complemented by an additional three acres of land, ideal for those with a passion for gardening or outdoor activities, this could even be used for equestrian use. The property also features ample off-road parking and a detached double garage, ensuring practicality alongside its many charms. This semi-rural location offers a perfect blend of tranquillity and accessibility, making it an ideal choice for anyone seeking a spacious, luxurious, and characterful home. This property is truly not to be missed, presenting a unique opportunity for potential buyers to embrace a lifestyle of comfort and elegance in a delightful setting.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Barnoldswick Road, Blacko, BB9 6RE

Offers Over £750,000

5 3 4 E

- 3 Acre Paddock
- Four Spacious Reception Rooms
- Sought After Location With Viewing Essential
- Private And Secure Off road Parking With Driveway Leading To A Detached Double Garage
- Wrap Around Gardens With Stunning Views Of A Semi Rural Location
- Tenure Freehold
- Five Generously Sized Bedrooms
- Semi Detached Stone Built Property Retaining Character Features
- Council Tax Band G

Ground Floor

Entrance

Hardwood single glazed door to the entrance hallway.

Entrance Hallway

8'10 x 4'7 (2.69m x 1.40m)

Hardwood double glazed window, central heating radiator, spotlights, tiled flooring, door to the WC, single glazed door to the dining room.

WC

8'10 x 4'3 (2.69m x 1.30m)

Hardwood double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, tiled flooring.

Dining Room

13'3 x 12'10 (4.04m x 3.91m)

Hardwood double glazed window, central heating radiator, spotlights, exposed beams, cast iron multi fuel burner with a stone hearth and surround, exposed stone wall, open to the kitchen, door to the reception room.

Kitchen

15'7 x 13 (4.75m x 3.96m)

Two hardwood double glazed windows, central heating radiator, a range of panelled wall and base units, granite surface, inset ceramic sink with mixer tap, four door Belling range cooker with a four ring induction hob and extractor hood, integrated full length fridge, integrated dishwasher, inset lighting, spotlights, centre island, exposed beams, tiled flooring, door to the hallway, hardwood single glazed stable door to the utility room.

Utility Room

6'10 x 4'10 (2.08m x 1.47m)

Hardwood double glazed window, plumbing for a washing machine and dryer, space for a fridge freezer, hardwood single glazed door to the rear.

Hallway

17'11 x 9'8 (5.46m x 2.95m)

Central heating radiator, storage cupboard, picture rail, doors to the reception room, dining area, WC, staircase to the first floor.

WC

9'1 x 4'10 (2.77m x 1.47m)

Hardwood single glazed window, central heating radiator, a two piece suite comprising of a low basin WC, pedestal wash basin with traditional taps.

Reception Room

18'8 x 18'2 (5.49m'2.44m x 5.49m'0.61m)

Hardwood double glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with exposed beams, television point, solid oak door to the lounge.

Lounge

18'8 x 11'10 (5.69m x 3.61m)

Central heating radiator, exposed beams, stone fireplace, integrated shelving and storage, solid oak flooring, hardwood double glazed French doors to the front, hardwood door to the dining area.

Dining Area

11'10 x 9'8 (3.61m x 2.95m)

Hardwood double glazed window, central heating radiator, meter cupboard.

First Floor

Landing

8'7 x 4'11 (2.44m'2.13m x 1.22m'3.35m)

Hardwood double glazed full length picture window, two feature wall lights, smoke alarm, coving, doors to bedroom one, bedroom four, WC and the further landing.

Bedroom One

18'5 x 12 (5.49m'1.52m x 3.66m)

Hardwood double glazed window, central heating radiator, fitted wardrobes, coving, spotlights, doors to the en suite.

En Suite

7'11 x 6'1 (2.41m x 1.85m)

Heated towel rail, a two piece suite comprising of a pedestal wash basin with traditional taps, direct feed corner shower enclosure, PVC panelled elevations, extractor fan, spotlights, tiled flooring.

Bedroom Four

11'10 x 11'2 (3.61m x 3.40m)

Hardwood double glazed window, central heating radiator, loft access, fitted wardrobe.

WC

5'2 x 2'6 (1.57m x 0.76m)

Dual flush WC, extractor fan.

Further Landing

18'1 x 3'10 (5.51m x 1.17m)

Exposed beams, doors to bedroom two, bathroom and further landing.

Bedroom Two

17 x 14'6 (5.18m x 4.42m)

Two hardwood double glazed windows, central heating radiator, exposed beams, extensive fully fitted Simpson wardrobes, bedside cabinets and dressing table.

Bathroom

9'3 x 8'4 (2.82m x 2.54m)

Hardwood double glazed window, heated towel rail, a three piece suite comprising of a panelled corner bath with spa jets and with mixer tap, vanity top wash basin with mixer tap, direct feed shower enclosure, integrated storage and shelving, tiled elevations, PVC panelled elevations, spotlights.

Further Landing

8'6 x 3'4 (2.59m x 1.02m)

Loft access, storage cupboard, doors to bedroom three, bedroom five and shower room.

Bedroom Three

13'8 x 12'11 (4.17m x 3.94m)

Two hardwood double glazed windows, central heating radiator.

Bedroom Five

12'4 x 6'7 (3.76m x 2.01m)

Two hardwood double glazed windows, fitted wardrobes.

Shower Room

8'9 x 8'2 (2.67m x 2.49m)

Hardwood double glazed window, heated towel rail, a four piece suite comprising of a low basin WC, bidet, double direct feed shower enclosure, pedestal wash basin with traditional taps, wood panelled elevations, tiled elevations, integrated linen cupboard.

External

Wrap around private gardens with laid to lawn, paving, stone chipping, mature shrubs, ample off road parking, detached double garage and an additional 3 acres of land.

Double Garage

Tel: 01282469023

www.keenans-estateagents.co.uk