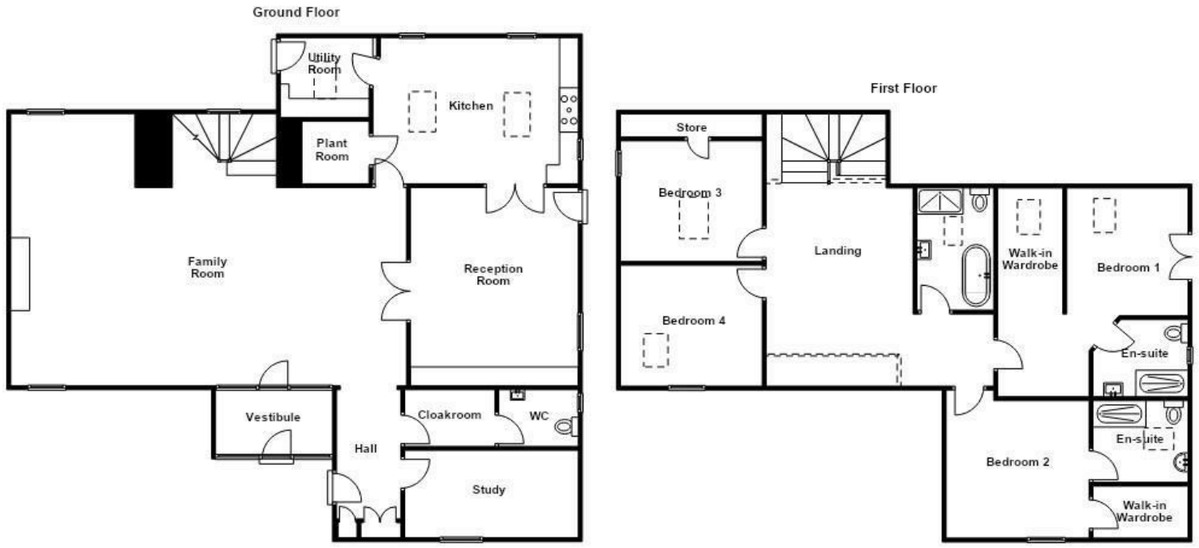
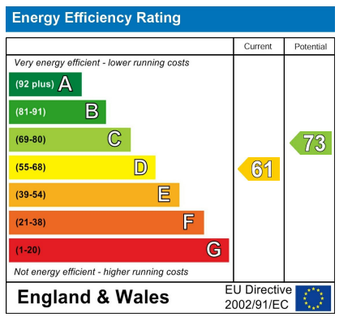












Higher Side Beet Farm, Side Beet Lane, Blackburn, BB1 4AT

Offers Over £925,000

STUNNING BARN CONVERSION WITH EQUESTRIAN POTENTIAL AND EXSISTING PLANNING FOR A TEMPORARY ANNEX - PLANNING APPLICATION NUMBER: 11/24/0505

Nestled on Side Beet Lane in Rishton, this remarkable barn conversion presents a unique opportunity for those seeking a blend of character and modern living. Set within approximately 11 acres, the property boasts an enviable canalside location with potential mooring, offering stunning countryside views while maintaining convenient access to the M65 network.

This property also has planning permission for a temporary Annex under the caravan act for up to a 60 foot x 20 foot twin unit or similar.

As you step inside, you will be greeted by a spacious and inviting atmosphere, enhanced by vaulted ceilings, exposed beams, and charming stonework that reflect the property's rich heritage. The generous living accommodation includes three well-appointed reception rooms, perfect for entertaining guests or enjoying family time. With four bedrooms and three bathrooms, this home is ideally suited for a growing family, providing ample space for everyone.

The expansive grounds offer great potential for various pursuits, including equestrian activities, making it a perfect fit for those with a passion for horses or outdoor living. This property is not just a home; it is a lifestyle choice, combining the tranquillity of rural life with the convenience of nearby amenities.

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.

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Offers Over £925,000

4 3 3 D

- Tenure Freehold
- Four Generously Sized Bedroom Barn Conversion With Equestrian Potential For Multi Generational Living
- Viewing Is Essential
- Council Tax Band G
- Set Within Approximately 11 Acres
- Unique Blend Of Character And Modern Living
- EPC Rating D
- Stunning Countryside Views The Property Boasts An Enviable Canalside Location
- Ample Off Road Parking With Electric Gates Securing A Small Area Of Distinct Properties

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

12'10 x 5'7 (3.91m x 1.70m)

Spotlights, wooden flooring with underfloor heating, doors leading to the study, cloakroom, storage, and open to the family room.

Study

15'1 x 7'7 (4.60m x 2.31m)

UPVC double glazed window, spotlights, wooden flooring with underfloor heating.

Cloakroom

7'10 x 4'1 (2.39m x 1.24m)

Spotlights, wooden flooring with underfloor heating, door to WC.

WC

6'8 x 3'9 (2.03m x 1.14m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer taps, spotlights, extractor fan, partially tiled elevations, tiled flooring with underfloor heating.

Family Room

34'4 x 23'7 (to widest point) (10.46m x 7.19m (to widest point))

Two UPVC double glazed windows, cast iron multi-fuel burning stove with stone surround, flagstone hearth and wooden mantel, spotlights, wooden flooring with underfloor heating, stairs leading to the first floor, doors to the vestibule, kitchen, and double doors to reception room one.

Reception Room One

17'2 x 14'7 (5.23m x 4.45m)

UPVC double glazed window with deep sill, spotlights, media wall with electric fire, wooden flooring with underfloor heating, double doors to the kitchen, composite double glazed stable door to the rear garden.

Vestibule

10'2 x 5'8 (3.10m x 1.73m)

UPVC double glazed window and door to the front elevation, tiled flooring, exposed stone elevation.

Kitchen

17'10 x 12'8 (5.44m x 3.86m)

Three UPVC double glazed windows, two Velux windows, panelled wall and base units with granite work surfaces, Flavel range cooker with extractor hood and a five ring electric hob, inset double stainless steel sink with integrated draining ridges and mixer taps, plumbing for a dishwasher, space for a fridge freezer, spotlights, tiled flooring with underfloor heating, doors to the plant room, and utility room.

Utility Room

8'4 x 6'11 (to widest point) (2.54m x 2.11m (to widest point))

Velux window, a range of high gloss wall and base units with granite work surfaces, plumbing for a washing machine and tumble dryer, spotlights, extractor fan, tiled flooring with underfloor heating, composite double glazed stable door to the rear courtyard.

Plant Room

5'10 x 5'5 (1.78m x 1.65m)

Wall mounted boiler, hot water cylinder, storage space.

First Floor

Landing

Vaulted ceiling, two Velux windows, central heating radiator, exposed beams doors leading to four bedrooms and the family bathroom.

Bedroom One

18'1 x 11'5 (5.51m x 3.48m)

Velux window, central heating radiator, vaulted ceiling, spotlights, exposed beams, UPVC double glazed French doors to a Juliet balcony, door to an ensuite shower room, open access to a walk-in wardrobe.

Ensuite

7'6 x 6'9 (2.29m x 2.06m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer taps, walk-in direct feed rainfall shower with rinsehead, fully tiled elevations, spotlights, extractor fan, tiled flooring, illuminated mirror.

Walk-in Wardrobe

10'8 x 5'8 (3.25m x 1.73m)

Velux window, central heating radiator, exposed beams.

Bedroom Two

12'10 x 12'1 (3.91m x 3.68m)

UPVC double glazed window, central heading radiator, spotlights, doors to ensuite shower room and walk-in wardrobe.

Ensuite

7'8 x 7'1 (2.34m x 2.16m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, walk-in direct feed rainfall shower, partially tiled elevations, tiled flooring, extractor fan, spotlights.

Walk-in Wardrobe

7'10 x 4'7 (2.39m x 1.40m)

Bedroom Three

12'3 x 10'5 (3.73m x 3.18m)

UPVC double glazed frosted window, central heating radiator, Velux window, spotlights, exposed beams, access to under eaves storage.

Bedroom Four

12'1 x 10'6 (3.68m x 3.20m)

UPVC double glazed window, central heating radiator, Velux window, spotlights, exposed beams, custom built cabin bed.

Family Bathroom

10'7 x 6'8 (3.23m x 2.03m)

Velux window, two central heating towel rails, dual flush plate WC, vanity top wash basin with mixer taps, freestanding oval bath with floor mounted mixer taps and rinsehead, walk-in direct feed rainfall shower with rinsehead, extractor fan, spotlights, exposed beams, partially tiled elevations, tiled flooring.

External

Set within approximately 11 acres, divided into two paddocks, the property offers extensive outdoor space and excellent equestrian facilities, including four 12ft x 12ft stables, a tack room and a field shelter. A gated driveway provides parking for more than 12 vehicles, complemented by a double garage and an EV charging point. Further potential includes the possibility of obtaining a canal mooring permit and scope for annexe development, subject to the relevant permissions and approvals. The property is served by mains electricity, a Calor Gas tank, a shared borehole water supply and a shared water treatment plant.

Double Garage

24'5 x 19'8 (7.44m x 5.99m)

















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