



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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Wilpshire Road, Rishton, BB1 4AH

£850,000

A GORGEOUS FARMHOUSE WITH APPROX FOUR ACRES AND TWO STABLES

Nestled on Wilpshire Road in the charming area of Rishton, Blackburn, this stunning farmhouse presents a unique opportunity for those seeking a semi-rural lifestyle without sacrificing convenience. The property boasts a versatile layout, featuring four well-proportioned bedrooms, including three on the first floor and a spacious attic bedroom that can also serve as an office.

The heart of the home is the expansive open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. A large sun room extends the living space, allowing for an abundance of natural light and picturesque views of the surrounding countryside.

Set within approximately 4.5 acres of land, the property offers generous gardens, a field to the rear, and ample off-road parking. The outdoor space is truly remarkable, featuring two stables and a tack room, making it ideal for equestrian enthusiasts. Additionally, a greenhouse and vegetable garden provide the perfect setting for those with a passion for gardening.

This farmhouse is an ideal choice for a growing family, offering a peaceful retreat while still being within easy reach of local amenities and commuter routes. With its blend of spacious accommodation and beautiful outdoor spaces, this property is sure to impress those looking for a home that combines comfort with the joys of country living.

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Wilpshire Road, Rishton, BB1 4AH

£850,000

 4  1  1  D

- Charming Farmhouse
 - Country-Style Dining Kitchen
 - Ample Off Road Parking for Six Vehicles
 - EPC Rating D
- Approx Four Acres and Two Stables
 - Traditional Features Throughout
 - Tenure Freehold
- Four Bedrooms and Attic Room
 - Stunning Gardens to Front and Rear
 - Council Tax Band F

Ground Floor

Entrance Porch

9'7 x 6'6 (2.92m x 1.98m)
Composite double glazed stable front door, two UPVC double glazed windows, stone flag flooring and stable door to kitchen/dining area.

Kitchen/Dining Area

27'2 x 18'2 (8.28m x 5.54m)
Two hardwood double glazed stone mullioned windows, two hardwood double glazed windows, central heating radiator, range of wall and base units with solid wood work surfaces, AGA range cooker, double ceramic sink with mixer tap, plumbing for dishwasher, space for fridge freezer, exposed beams, tiled flooring, doors leading to rear hall and reception room.

Rear Hall

12'10 x 4'1 (3.91m x 1.24m)
Stone flag flooring, door to hall and stable door to sun room.

Hall

Tiled flooring, doors leading to WC, utility, reception room and stairs to first floor.

Reception Room

16'7 x 15'3 (5.05m x 4.65m)
Hardwood double glazed stone mullioned window, exposed beams, exposed stone elevation and log burner with stone fireplace.

WC

6'5 x 5'3 (1.96m x 1.60m)
Hardwood double glaze frosted window, central heating radiator, high basin WC, pedestal wash basin with traditional taps, extractor fan and tiled flooring.

Utility

11'8 x 11'5 (3.56m x 3.48m)
Hardwood double glazed window, ceramic sink and drainer with mixer tap, plumbing for washing machine, multi-jet shower with rinse head, exposed beams and tiled flooring.

Sun Room

31'4 x 9'6 (9.55m x 2.90m)
UPVC double glazed windows, three Velux windows, solid roof, cast iron multifuel burner, UPVC double glazed sliding door and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, wood panelled elevations, doors leading to three bedrooms, family bathroom and stairs to second floor.

Bedroom One

17'3 x 13'1 (5.26m x 3.99m)
Two hardwood double glazed stone mullioned windows, central heating radiator, exposed beams and door to walk-in wardrobe.

Walk-in Wardrobe

13'7 x 6'2 (4.14m x 1.88m)

Bedroom Two

16'11 x 12'1 (5.16m x 3.68m)
Hardwood double glazed stone mullioned window, central heating radiator, exposed beams and dado rail.

Bedroom Three

16'11 x 8'3 (5.16m x 2.51m)
Hardwood double glazed stone mullioned window, central heating radiator, vanity top wash basin with traditional taps and dado rail.

Bathroom

11'9 x 10'4 (3.58m x 3.15m)
Hardwood double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, bidet, rolltop ball and clawfoot bath with mixer tap and rinse head, partially tiled elevations and wood effect flooring.

Second Floor

Attic Room One

18'4 x 14'5 (5.59m x 4.39m)
Hardwood double glazed window and Velux window.

Attic Room Two

18'11 x 16'11 (5.77m x 5.16m)
Velux window, central heating radiator and wash basin with traditional taps.

External

Rear

Laid to lawn garden, bedding areas, woodlands, two stables, tack room, barn, brook, field, greenhouse and vegetable garden.

Front

Laid to lawn garden, bedding areas and off road parking for up to six vehicles.



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