




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		71	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Wilpshire Road, Blackburn, BB1 4AH

£725,000

A SPACIOUS FAMILY HOME WITH ANNEXE AND MULTIPLE GARAGES

Nestled on Wilpshire Road in the charming area of Rishton, Blackburn, this spacious four-bedroom family home offers a delightful blend of comfort and versatility. Set in a semi-rural location, the property enjoys excellent access to local amenities and convenient commuter routes via the M65 and A59, making it an ideal choice for families and professionals alike.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The home features four well-proportioned bedrooms, with two of them accessible via a separate staircase, making it perfect for extended families or guests. Additionally, the self-contained annexe presents an excellent opportunity for those considering an Airbnb venture or accommodating visitors.

The exterior of the property is equally impressive, boasting a range of additional buildings that include three large garages, a single garage, a greenhouse, and two versatile workshops or garden rooms. The expansive grounds feature an orchard, a vegetable garden, and a meadow, providing a serene outdoor space for gardening enthusiasts or those seeking a peaceful retreat. For equestrian lovers, one of the larger barns, previously used as five stables, can easily be adapted back for horse use, adding to the property's appeal.

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- Semi Detached Property With Additional Self Contained Annex.
- Spacious Contemporary Fitted Kitchen With Appliances
- Off Road Parking And Multiple Garages
- EPC Rating: TBC

- Four Bedrooms
- Three Bathrooms
- Tenure: Freehold

- Two Reception Rooms
- Aprox 3 Acres Of Land Including Orchard
- Council Tax Band: F

Ground Floor

Kitchen/Dining Room

29' x 15' (8.84m x 4.57m)

Composite double glazed entrance door, four UPVC double glazed windows, two Velux windows, three central heating radiators, spotlights, high gloss base units, laminate worktops, integrate oven, five burner gas hob, glass splash backs, composite sink with draining board and mixer tap, integrated dishwasher, integrated microwave, integrate double fridge freezers, breakfast bar, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room one, study and utility room.

Utility Room

8'2 x 3' (2.49m x 0.91m)

Wall mounted boiler, plumbing for washing machine, space for dryer, wood effect flooring and door to shower room.

Shower Room

8' x 5'4 (2.44m x 1.63m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, extractor fan, tiled elevation and tiled flooring.

Study

12'10 x 8'9 (3.91m x 2.67m)

UPVC double glazed window, central heating radiator, wood effect flooring and stairs to first floor.

Reception Room One

22'10 x 10'10 (6.96m x 3.30m)

Two UPVC double glazed windows, two central heating radiators, spotlights, remote gas fire, TV point and UPVC double glazed French door to garden.

Main First Floor

Landing

Glass balustrade, UPVC double glazed window, loft access and doors to two bedrooms and bathroom.

Bedroom One

15'3 x 10'11 (4.65m x 3.33m)

Two UPVC double glazed windows, Velux window, central heating radiator and doors to walk in wardrobe and en suite. (Bedroom furniture to be included in the sale).

Walk In Wardrobe

6'10 x 6'8 (2.08m x 2.03m)

UPVC double glazed window and central heating radiator.

En Suite

5'7 x 5'5 (1.70m x 1.65m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower, extractor fan, tiled elevation and wood effect flooring.

Bathroom

8'7 x 7'3 (2.62m x 2.21m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower, illuminated mirror, extractor fan, tiled elevation and wood effect flooring.

Bedroom Two

15' x 10'4 (4.57m x 3.15m)

Two UPVC double glazed windows, two Velux windows, central heating radiator, spotlights and fitted wardrobes.

Secondary First Floor

Landing

Doors to two bedrooms.

Bedroom Three

9'8 x 8'2 (2.95m x 2.49m)

UPVC double glazed window, Velux window, central heating radiator and fitted wardrobes.

Bedroom Four

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

Central heating radiator, fitted wardrobes and UPVC double glazed doors to Juliette balcony.

External

Front/Side

Wrap around laid to lawn garden, paved paths and mature hedges.

Rear

Indian paving, pond, hedges, off road parking and multiple outbuildings/garages.

Garage One

21'5 x 11'9 (6.53m x 3.58m)

Roller shutter door.

Garage Two

47'3 x 39'1 (14.40m x 11.91m)

Roller shutter, pedestrian doors and vehicle lift.

Garage Three

32'1 x 15'5 (9.78m x 4.70m)

Two roller shutter doors.

Workshop/Garden Room One

14' x 9'10 (4.27m x 3.00m)

UPVC double glazed French doors and UPVC double glazed windows.

Workshop/Garden Room Two

16'4 x 9'10 (4.98m x 3.00m)

UPVC double glazed French doors and UPVC double glazed windows.

Garage Four

38'10 x 38'9 (11.84m x 11.81m)

Roller shutter and pedestrian doors.

Additional

Field, storage shed, garden section with greenhouse and orchard, vegetable garden with fruit trees.

Annexe

Open Plan Living

19'2 x 15'4 (5.84m x 4.67m)

Composite double glazed frosted entrance door, four UPVC double glazed windows, two electric radiators, panel bae units, hardwood worktops, integrated oven, four ring electric hob, extractor hood, glass splash back, composite sink draining board and mixer tap, space for undercounter fridge and door to shower room.

wood effect flooring.

Shower Room

6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in corner enclosure, extractor fan, illuminated mirror tiled elevation and tiled flooring.

