

Water Meetings Farm House, Gisburn Road, Blacko

OFFERS IN THE REGION OF £675,000







Water Meetings Farm House

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- ♦ Set within approximately 2.5 acres
- ♦ Two paddocks & approx. 1 acre woodland
- ♦ Four-bedroom character family home
- ♦ River, bridge & extensive gardens
- ♦ Stable, workshop & double garage
- ♦ Extensive parking & EV charging point

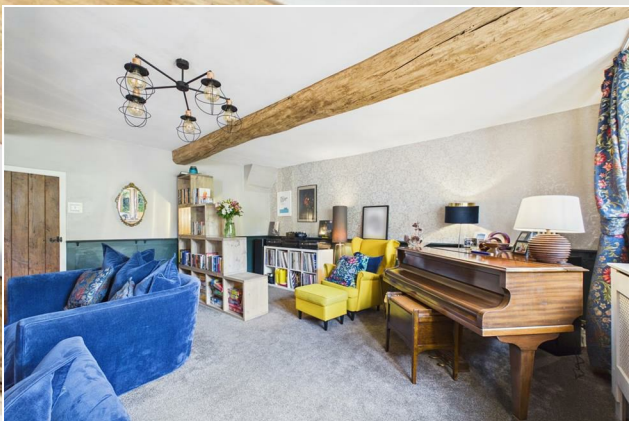
A truly exceptional character home, beautifully blending timeless period charm with stylish contemporary finishes to create an outstanding family residence. Occupying a delightful semi-rural position and set within approximately 2.5 acres in total, this impressive property enjoys generous living accommodation, a wealth of original features and an exceptional lifestyle offering.

The accommodation briefly comprises a welcoming entrance vestibule/utility room, a bespoke dining kitchen with quality fitted units and integrated appliances, an impressive dining room featuring a stunning original stone fireplace, and a cosy snug/home office. To the first floor is a spacious landing leading to four well-proportioned bedrooms, including a superb principal suite with dressing area and luxurious ensuite bathroom. Bedroom four also benefits from an adjoining dressing area, while a stylish three-piece shower room serves the remaining bedrooms.

Externally, the property really comes into its own, with extensive gardens, fruit trees, two paddocks and approximately one acre of private woodland, featuring mature trees, pathways and a summer house. A river and attractive bridge further enhance the idyllic setting. The property also includes a stable, wood store, substantial detached double garage, workshop and additional storage, together with a generous yard and driveway providing off-road parking for numerous vehicles. An EV charging point is conveniently positioned to the front.

A rare opportunity to acquire a distinctive period home offering an exceptional combination of character, privacy, land and versatility in a beautiful countryside setting. Early viewing is highly recommended to fully appreciate the house, grounds and lifestyle on offer.







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GROUND FLOOR

ENTRANCE HALL 1.97m x 2.31m (6'5" x 7'6")

A welcoming entrance hall providing an immediate introduction to the character found throughout the property. Featuring attractive stone steps, exposed stonework and traditional detailing, the space offers practical room for coats and shoes with fitted shelving and hanging space. From here, steps rise into the main accommodation, creating a charming and distinctive entrance to the home.

HALLWAY

A characterful inner hallway showcasing the property's period charm, with extensive exposed stone walls, substantial stone surrounds and exposed timber beams overhead. Tiled flooring runs throughout, while feature lighting complements the rustic detailing. The hallway connects the principal ground-floor rooms and continues the distinctive character of the home.

GROUND FLOOR WC 1.24m x 0.78m (4'0" x 2'6")

A useful ground floor WC fitted with a two-piece suite comprising a low-level WC and wash hand basin. Finished in keeping with the character of the property, providing a practical addition to the ground floor accommodation.

LIVING ROOM 6.92m x 5.17m (22'8" x 16'11")

A truly magnificent principal reception room, beautifully blending timeless character with contemporary styling. This exceptionally spacious living room is centred around a striking stone fireplace housing a multi-fuel stove, while exposed stone walls, original ceiling beams and deep stone mullioned windows showcase the property's rich heritage. The impressive proportions provide ample space for multiple seating arrangements, with a generous additional area currently accommodating a piano and record collection, further demonstrating the versatility and scale of this superb room. Filled with natural light and enjoying delightful views over the surrounding gardens, this is an outstanding space for both relaxed family living and entertaining.

SNUG / STUDY 3.00m x 2.97m (9'10" x 9'8")

A versatile additional reception room, currently utilised as a home office and snug, offering the flexibility to suit a variety of lifestyles. Filled with natural light from the front-facing window, the room provides an ideal space for home working, a cosy reading room, children's playroom or occasional fifth bedroom if required. Beautiful exposed stonework and an original timber door add character and charm, whilst fitted shelving and generous floor space create a practical yet inviting environment, making this a valuable and adaptable addition to the accommodation.

BREAKFAST KITCHEN 6.05m x 3.09m (19'10" x 10'1")

Beautifully combining traditional farmhouse character with modern practicality, the spacious breakfast kitchen has been thoughtfully fitted with an excellent range of shaker-style wall and base units, complemented by generous work surfaces and integrated seating, creating the perfect space for informal dining and everyday family life. Exposed stone walls, original ceiling beams and deep stone mullioned windows add warmth and authenticity, whilst recessed lighting enhances the contemporary finish. A range-style cooker sits within the former inglenook fireplace, creating a striking focal point, with ample space for freestanding appliances and a family dining table.

UTILITY / ENTRANCE 2.05m x 1.54m (6'8" x 5'0")

Accessed from the rear of the property, this practical utility and entrance room provides an ideal everyday access point, offering excellent space for coats, footwear and laundry appliances. Fitted with additional base units, complementary work surfaces and plumbing for a washing machine and tumble dryer, the room combines functionality with character, featuring exposed stone walls, traditional timber detailing and views across the surrounding gardens. A useful extension of the breakfast kitchen, it provides valuable storage and workspace whilst keeping the main living accommodation organised and clutter free.

DINING ROOM 6.15m x 2.95m (20'2" x 9'8")

An elegant formal dining room offering an ideal setting for entertaining family and guests. Generously proportioned, the room comfortably accommodates a large dining table and enjoys a wealth of character, featuring an impressive original stone fireplace, decorative period detailing and a staircase rising to the first floor. A large window fills the space with natural light whilst framing pleasant views of the surrounding gardens, creating a bright yet intimate atmosphere. Positioned conveniently between the breakfast kitchen and the main living room, this versatile reception room is perfectly suited to both everyday family meals and special occasions.

FIRST FLOOR / LANDING

A particularly impressive first floor landing, offering far more than simply a connecting space. Wonderfully spacious and flooded with natural light from deep-set stone windows, this attractive area creates a welcoming first impression to the first floor accommodation. The galleried balustrade overlooks the staircase below, whilst exposed ceiling timbers and original cottage doors continue the home's abundance of character. With its generous proportions, the landing also provides excellent space for occasional seating, a reading nook or display furniture.

BEDROOM ONE 3.36m x 3.98m (11'0" x 13'0")

A beautifully presented principal bedroom offering generous proportions and a peaceful atmosphere, enhanced by attractive décor and pleasant views over the surrounding gardens and countryside through deep-set stone mullioned windows. The room provides ample space for a king-size bed and additional freestanding furniture, creating a luxurious retreat whilst retaining the charm expected of a home of this character. Conveniently adjoining both a dedicated dressing area and a spacious en-suite bathroom.

DRESSING AREA 3.35m x 2.27m (10'11" x 7'5")

Accessed directly from the principal bedroom, the dressing area provides a practical and well-proportioned space for wardrobes, drawers and additional bedroom furniture. Complemented by a charming character window and original cottage-style door, the room offers an ideal area for getting ready whilst leading seamlessly through to the en-suite bathroom.

ENSUITE BATHROOM 2.87m x 2.97m (9'4" x 9'8")

Beautifully appointed and having undergone a substantial, high-quality refurbishment, the luxurious en-suite has been thoughtfully designed to create a stylish, spa-inspired retreat. The impressive four-piece suite comprises a freestanding bath, generous walk-in rainfall shower with glazed screen, vanity wash basin and low-level WC. Striking contemporary hexagonal tiling is complemented by rich feature colours, stylish lighting and quality brass fittings, creating a superb finish and a luxurious addition to the principal bedroom suite.

BEDROOM TWO 3.53m x 3.06m (11'6" x 10'0")

A beautifully presented and generously proportioned double bedroom enjoying a pleasant outlook through the characterful stone mullioned window. This inviting room effortlessly blends original charm with modern décor, featuring an exposed ceiling beam, tasteful feature wallpaper and ample space for a double bed alongside a range of freestanding furniture, making it an ideal bedroom for children, guests or older family members.

BEDROOM THREE 3.72m x 3.06m (12'2" x 10'0")

Another well-proportioned double bedroom enjoying a pleasant rear outlook through charming stone mullioned windows. This versatile room features exposed character beams, ample space for a double bed and additional furniture, along with room for a desk if required, making it ideal as a spacious guest bedroom, teenager's room or comfortable home office.

BEDROOM FOUR 2.12m x 2.61m (6'11" x 8'6")

Open to the adjoining dressing area, this well-proportioned double bedroom offers a bright and comfortable retreat. The room benefits from recessed spotlighting, a large window overlooking the surrounding greenery and ample space for a double bed and additional furnishings.

DRESSING AREA 3.47m x 1.50m (11'4" x 4'11")

Open to the bedroom, this useful dressing area provides a practical and versatile space with fitted wardrobes offering excellent built-in storage. There is ample room for a dressing table or study area, making it ideal for those working from home or seeking a dedicated space to get ready.







SHOWER ROOM 1.59m x 3.06m (5'2" x 10'0")

Serving the remaining bedrooms, this shower room is fitted with a three-piece suite comprising a low-level WC, vanity wash basin and generous walk-in shower with glazed screen. Characterful exposed stonework surrounding the deep-set window provides an attractive contrast to the contemporary fittings, while recessed spotlighting, tiled flooring and useful built-in storage complete this practical and well-appointed space.

DOUBLE GARAGE 6.65m x 5.68m (21'9" x 18'7")

A substantial detached double garage providing excellent secure parking and storage, with ample space for multiple vehicles, workshop equipment or hobby use. Benefitting from power, lighting and a generous open floor area, this versatile outbuilding offers fantastic potential as a workshop, home gym or general storage facility, subject to any necessary consents. Access is provided via the driveway and garage doors, making it a practical addition to this impressive family home.

STABLE / WORKSHOP / WOOD STORE 8.56m x 3.24m (28'1" x 10'7")

Positioned to the rear of the detached double garage is a substantial and highly versatile range of ancillary space incorporating a stable, workshop and wood store. Ideal for equestrian use, hobbies, DIY and general storage, this useful area complements the property's extensive grounds and paddocks and further enhances the lifestyle opportunities offered by this unique country home.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/water-meetings-farm-house-blacko>

LOCATION

Enjoying a delightful semi-rural position, this charming home offers the perfect balance of peaceful countryside living and everyday convenience. Surrounded by picturesque open countryside and scenic walking routes, the property is ideal for those seeking a quieter lifestyle without feeling isolated. Nearby villages and towns provide a range of independent shops, cafés, restaurants, well-regarded schools and essential amenities, while excellent transport links offer straightforward access to neighbouring centres and the wider motorway network. Combining rural charm with practical connectivity, this is a wonderful setting for families and those looking to enjoy the best of Lancashire's countryside.

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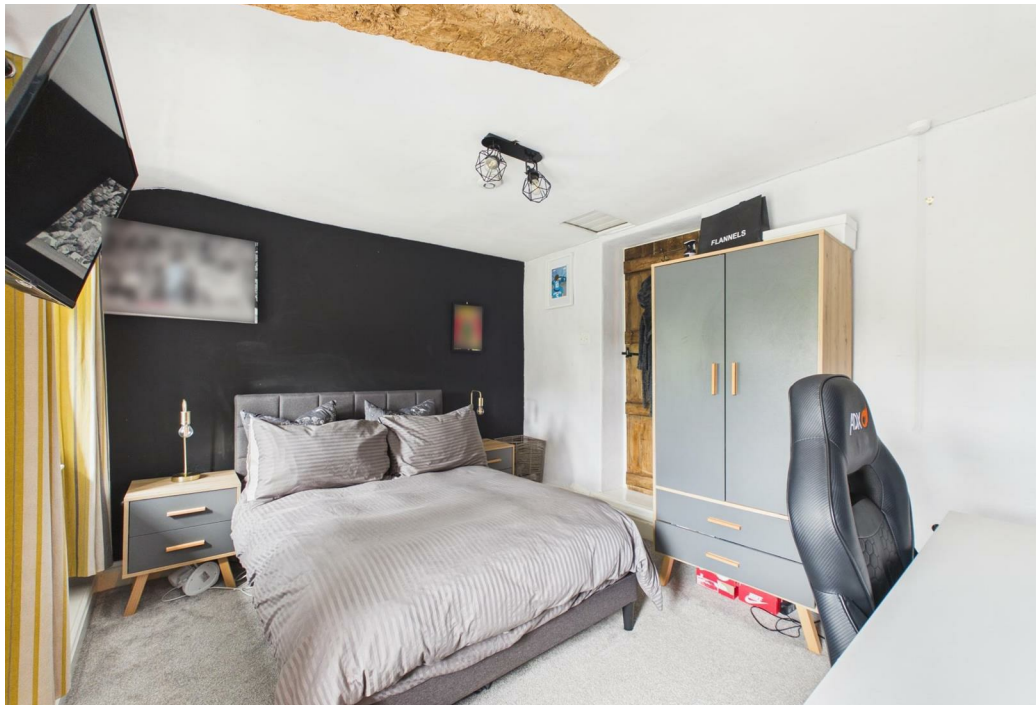
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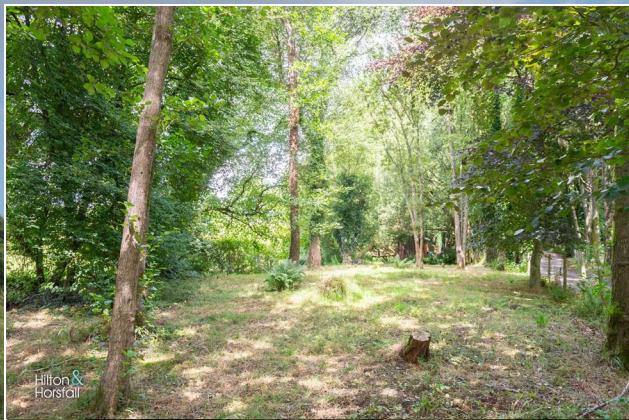
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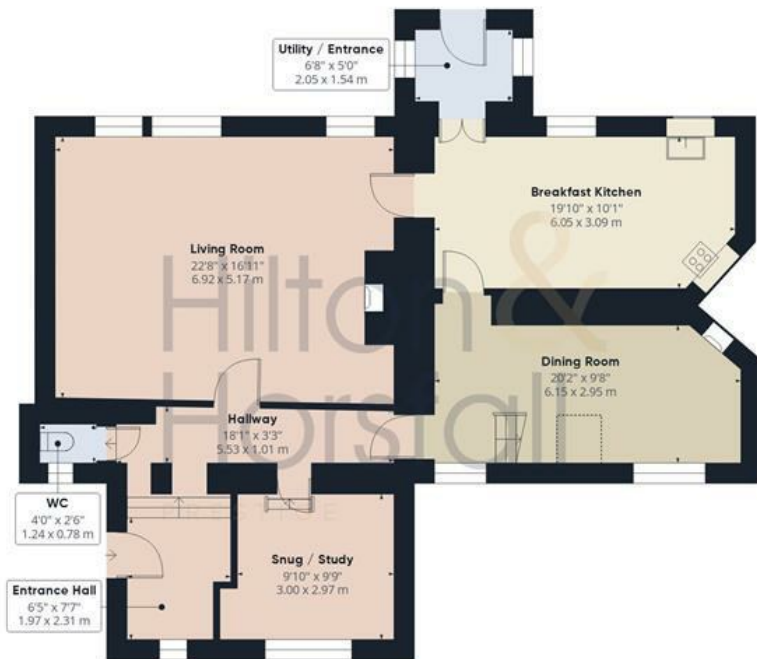












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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PRESTIGE

Approximate total area¹⁾

2746 ft²

255.1 m²

Reduced headroom

10 ft²

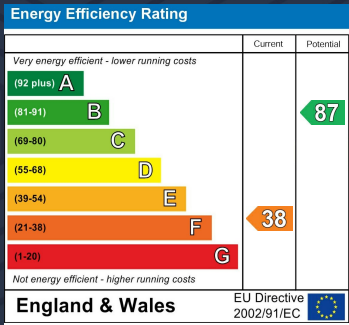
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Hilton & Horsfall
PRESTIGE

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