

PARKERS FARMHOUSE, COWHILL LANE, RISHTON, BB1 4AS

£250,000



Suite 9, Grindleton Business Centre, The Spinney, Grindleton, BB74DH

Tel: 01200 449700 www.ghaonline.co.uk email: info@ghaonline.co.uk





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A unique opportunity to acquire this Grade II* Listed Building which has been unoccupied for the last fifty years and is in need of full restoration.

The house offers the purchaser an opportunity to create a dwelling of circa 2,270 sq ft within the existing footprint and there is plenty of room to extend the property subject to planning. The property sits in a parcel of land extending to approximately half an acre or thereabouts.

- Impressive development opportunity which could provide a 4/5 bedroom dwelling
- Renovation project
- Grade II* Listed Building
- Convenient location
- Unique features



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LOCATION

Parkers Farmhouse is situated in a rural location and is part of a small hamlet which includes Cowhill Fold Farm and Rose Cottage Farm. The property is 1.25 miles from Rishton, 3.5 miles from Blackburn Town Centre and 1.35 miles from junction 6 of the M65 which provides easy access to the M66 and M6 and the wider motorway network.

DIRECTIONS

From the M65 (east or west) exit at Junction 6 signed Blackburn North and East. At the roundabout take the exit for Rishton and proceed for 0.68 miles and then turn right on to Cowhill Lane, proceed along Cowhill Lane until you reach the hamlet where you will find Parkers Farmhouse.

DESCRIPTION

The property comprises a stone built farmhouse under a grey slate roof with an adjoining barn, the property has been unoccupied for approximately fifty years and is in need of total renovation. Presently there are four rooms at ground floor, one of which is within a single storey lean-to at the rear of the building. The access to the first floor is via a stone spiral staircase at the rear of the property and there are three rooms at first floor. The list entry number on Historic England's website is 1206115.

The property retains many original features which include mullioned windows, which have mostly been blocked with brickwork; large inglenook fireplace; stone spiral staircase; original door and oak framed partition walls with wattle and daub walls.



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SERVICES

It is understood that the property does not include any mains service connections, however mains water and mains electricity are connected to the existing properties at Cowhill Fold Farm and Rose Cottage Farm. The purchaser will be responsible for obtaining service connections.

RIGHTS & EASEMENTS

The purchaser will be granted a right of way over Cowhill Lane and the adjoining yard for access to the property. The purchaser will also be given the right to lay services to the property over the vendor's retained land. There is an overhead electricity line which crosses the paddock that is included with the property.

TENURE

The property is offered freehold with vacant possession available on completion.

LOCAL AUTHORITY

Hyndburn Borough Council, 01254388111

VIEWING

Viewings are strictly by appointment with Gary Hoerty Associates as the sole selling agents.

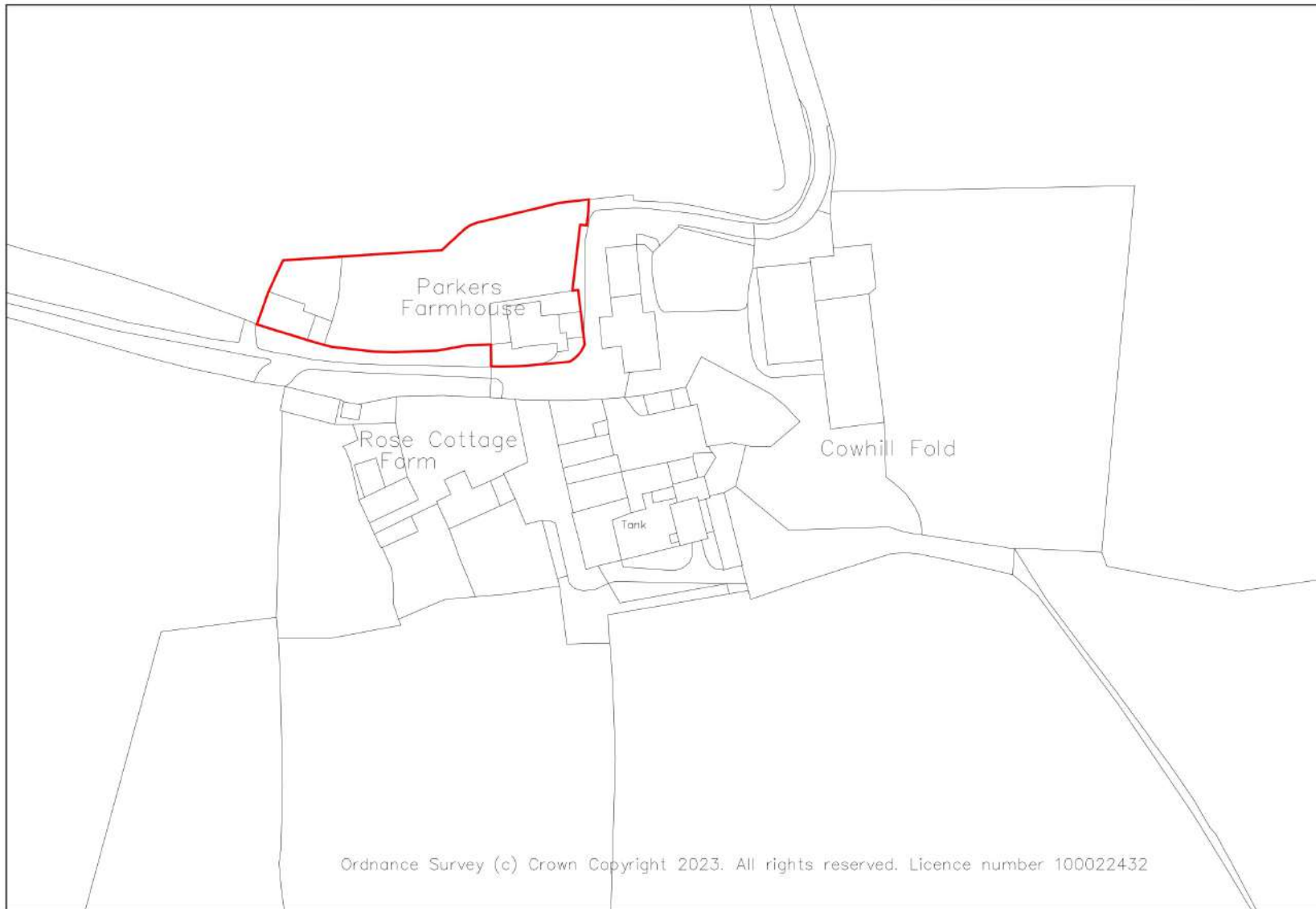
METHOD OF SALE

The property is offered for sale by private treaty. If there are high levels of interest we may seek best and final offers.



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MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they submit an offer on the property it is required that they provide documents in relation to money laundering regulations. These must be in the form of confirmation of the purchasers ability to fund the purchase, photographic identification (i.e. driving licence or passport) and a utility bill showing the potential purchaser's address, these can be provided in the following ways:

- Bring original documents to copy into Gary Hoerty Associates Ltd office.
- Post original documents to copy by Gary Hoerty Associates Ltd
- Post a certified copy via your solicitor.

IMPORTANT INFORMATION

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.



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