



PROCTORS
ESTATE AGENTS

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Higher Feniscowles Hall, Links Lane, Pleasington, Blackburn

£2,990,000

A landmark residence of considerable stature, Higher Feniscowles Hall is a striking and substantial family home set amidst approximately 3 acres of private, mature gardens in the highly desirable village of Pleasington. With origins dating back to circa 1860, this unique home retains a host of original period features that sit harmoniously alongside extensive modern renovations.

Approached via a private driveway, the property offers an impressive 5,624 sq. ft. of refined accommodation across multiple reception rooms and six generously proportioned bedrooms. The current owner has undertaken a comprehensive programme of extension and remodelling, with an emphasis on quality craftsmanship and premium materials throughout.

From the hand-crafted detailing to the bespoke kitchen and elegant living spaces, every element of this home has been thoughtfully curated to offer a luxurious, yet comfortable, lifestyle. With Pleasington Golf Club just a short walk away, this is an exceptional opportunity to acquire a turnkey family residence in an enviable location-perfect for those seeking peace, privacy and convenience in equal measure.



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ACCOMMODATION

ENTRANCE HALL

Central balustrade staircase, panel oak flooring, double-glazed window, radiator, original coving to ceiling

CELLAR

Access via stone staircase from main hallway. Two rooms and a boiler room that houses a pressurised hot water system new 2024. Power and light, stone flagged floors. In addition there is a smaller area with stone shelving

CLOAK ROOM/WC

Vanity wash hand basin with storage below, low level WC, radiator, spotlighting, extractor fan

DRAWING ROOM

18' 11" x 16' 3" (5.77m x 4.95m) Double-glazed bay window, two additional double-glazed windows, period fireplace with inset wood burning stove, radiator, dado rail, original coving to ceiling,

FORMAL DINING ROOM

17' 5" x 13' 5" (5.31m x 4.09m) Glazed double interior doors from entrance hall, oversized double-glazed window, herringbone wood flooring, under floor heating, original coving to ceiling

SITTING ROOM

19'1x 14' 5" (5.81m x 4.39m) Glazed double doors from entrance hall, Double glazed bow window, 'Minster' stone fireplace with wood burning stove, beamed ceiling, glazed double doors through to;

GARDEN ROOM

19'11" x 9' 11" (6.07m x 3.01m) Vaulted ceiling with two double-glazed roof windows, herringbone wood flooring, feature original exposed stone elevation, under floor heating, double-glazed double doors giving direct access to the garden

FITTED DINING KITCHEN

35' 11" x 14' 2" (10.95m x 4.32m) Bespoke walnut fitted wall and floor units including glazed display units, large breakfast island with inset sink, Quooker boiling tap, induction hob inset extractor fan, full range of 'Miele' integrated appliances, quartz worktops, three double-glazed windows, vaulted ceiling over the dining area with double-glazed roof windows, tiled flooring with under floor heating



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band H
Blackburn with Darwen Borough Council
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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CHEFS KITCHENETTE & UTILITY ROOM

14' 1" x 8' 7" (4.29m x 2.62m) Fitted contemporary wall and floor units, inset sink, two double-glazed windows, built in 'Miele' oven, space and power points for white goods, exterior door, under floor heating

CINEMA ROOM

15' 8" x 13' 2" (4.77m x 4.02m) Oversized double-glazed window, additional double-glazed window, radiator

WALK WAY/READING NOOK

14' 9" x 8' 7" (4.5m x 2.62m) Floor to ceiling double-glazed windows, tiled floor with under floor heating

HOME OFFICE

14' 3" x 8' 8" (4.34m x 2.64m) Large double-glazed window, wall panelling to dado height, bespoke fitted furniture

GYM

14' 8" x 13' 2" (4.48m x 4.02m) Two double-glazed windows, large double-glazed window, vaulted ceiling, oak and glass balustrade staircase to first floor mezzanine family entertaining area, under floor heating

SHOWER ROOM

Vanity wash hand basin with drawers below, low level WC, shower unit, radiator, double-glazed window, tiled elevations, tiled floor

MEZZANINE FAMILY ENTERTAINING AREA

25' 5" x 14' 3" (7.75m x 4.34m) Glass and oak balustrade, vaulted ceiling with three double-glazed roof windows, two double-glazed windows, bespoke fitted units, built in 'Miele' wine coolers, integrated fridge, sink with Quooker boiling tap

FIRST FLOOR FROM ENTRANCE HALL

First landing, double-glazed window, radiator

SECOND LANDING

PRIMARY BEDROOM

18' 6" x 16' 3" (5.64m x 4.95m) Two double-glazed windows, fitted wardrobes, original coving to ceiling, radiator

SHOWER ROOM SERVES PRIMARY BEDROOM

Large shower enclosure, free standing bath with mixer tap and shower attachment, low level WC, bidet, double-glazed window, tiled elevations and floor

FAMILY BATHROOM

Bespoke walnut units comprising; large panelled bath, twin vanity basins, large shower enclosure, low level WC, heated towel rail, under floor heating, PVC double-glazed window



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BEDROOM 2

20' 9" x 11' 3" (6.32m x 3.43m) Measurements up to floor to ceiling fitted wardrobes, two double-glazed windows, radiator, spotlighting

BEDROOM 3

15' 5" x 14' 5" (4.7m x 4.39m) Double-glazed window, radiator, fitted floor to ceiling wardrobes, spotlighting

EN SUITE

Glazed and tiled shower enclosure, wall hung wash hand basin, low level WC, heated towel rail, PVC double-glazed window, fully tiled elevations, tiled floor

BALUSTRADE STAIRCASE CONTINUES TO 2ND FLOOR

Landing, two double-glazed windows

BEDROOM 4

16' 2" x 14' 6" (4.93m x 4.42m) Double-glazed window, double-glazed roof window, fitted furniture

EN SUITE BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, tiled elevations and floor, double-glazed roof window

BEDROOM 5

13' 5" x 9' 1" (4.09m x 2.77m) Double-glazed window, double-glazed roof window, radiator

SHOWER ROOM

Large shower unit, wall hung wash hand basin, low level WC, heated towel rail, part tiled elevations, tiled floor

BEDROOM 6

13' 5" x 9' 3" (4.09m x 2.82m) Double-glazed window, double-glazed roof window, radiator, built in wardrobes with louvred doors

OUTSIDE

Remote controlled electrically operated gates with intercom access open to a long meandering private driveway that sweeps through the beautiful gardens around a central island leading to the garages and the main entrance to the house. The plot is approximately three acres of established gardens with mature trees, plants shrubs and manicured lawns. Stone built outbuilding with new roof (has previously housed ponies)

NEWLY BUILT TRIPLE GARAGE

One double and one single electrically operated up and over doors, power and light

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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