



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk



79 Belthorn Road, Belthorn, Blackburn, BB1 2PA

"Offers Over" £450,000

A superb and very deceptive stone cottage, situated in this very popular and convenient village of Belthorn with excellent open aspects to the rear over the surrounding areas towards the Fylde Coast.

The property has been extended and renovated to the highest standards and provides very impressive accommodation throughout. The ground floor has a lounge to the front, an open-plan living room which opens to a fully fitted breakfast kitchen with bi-folding doors leading to the rear garden. There is also a granny annex to the side with an en-suite shower room. There are three first floor bedrooms (one with en-suite shower room) and an excellent four-piece family bathroom. There is gas central heating (underfloor heating to the ground floor) and PVC double glazing.



79 Belthorn Road, Belthorn, Blackburn, BB1 2PA

There is approximately 1 acre of land to the rear where the owners ponies graze along with two stables (both with power, light & water) and a timber shed. There is a rear garden with flagged patio and a double width driveway to the front.

In our opinion this is an excellent property which offers versatile living accommodation with the interest to equestrian lovers with the land and stables. Viewing is highly recommended.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed window & door

LOUNGE

14' 11" x 11' 10" (4.55m x 3.61m) 2 x PVC double glazed windows, multi-fuel burner in recessed fireplace, LVT flooring, 2 x wall lights

OPEN-PLAN LIVING ROOM

14' 9" x 13' 11" (4.5m x 4.24m) PVC double glazed window, wood burning stove in recessed fireplace, LVT flooring, PVC double glazed window, beamed ceiling, cupboard downstairs, open to

FULLY FITTED KITCHEN

13' 10" x 8' 2" (4.22m x 2.49m) Wall & floor units including drawers, slot in Rangemaster range, LVT flooring, extractor, Belfast sink unit, Quartz worktops, breakfast bar, bi-folding doors leading to flagged patio

BOILER ROOM

Gas fired central heating boiler unit

BEDROOM FOUR/GRANNY ANNEX

13' 3" x 8' 9" (4.04m x 2.67m) PVC double glazed window, 2 x Velux double glazed windows, LVT flooring, spotlighting

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, tiled walls, LVT flooring, radiator

STAIRS TO FIRST FLOOR

LANDING

Vertical radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	67d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

79 Belthorn Road, Belthorn, Blackburn, BB1 2PA

BEDROOM ONE

13' 2" x 11' 9" (4.01m x 3.58m) Radiator, PVC double glazed window

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls & floor

BEDROOM TWO

10' 4" x 7' 8" (3.15m x 2.34m) PVC double glazed window, radiator

BEDROOM THREE

13' 11" x 9' 2" (4.24m x 2.79m) Radiator, PVC double glazed window, fitted wardrobes, PVC french windows, superb outlooks

LARGE BATHROOM

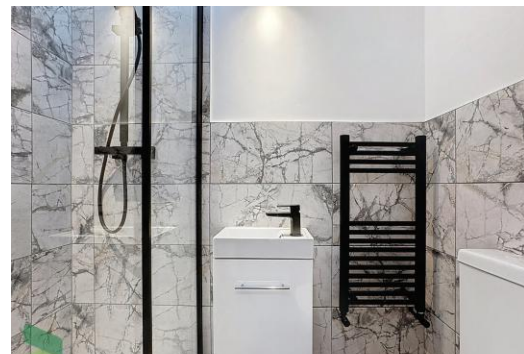
9' 10" x 5' 7" (3m x 1.7m) Feature stand alone bath, walk in shower, wash basin, WC, fully tiled walls & floor, PVC double glazed window, radiator, mirrored cabinet

OUTSIDE

Double width driveway to front, rear garden including flagged patio, approximately 1 acre or thereabouts of land adjoining property including 2 x stables & timber shed with power, light & water supply

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.



Proctors Blackburn

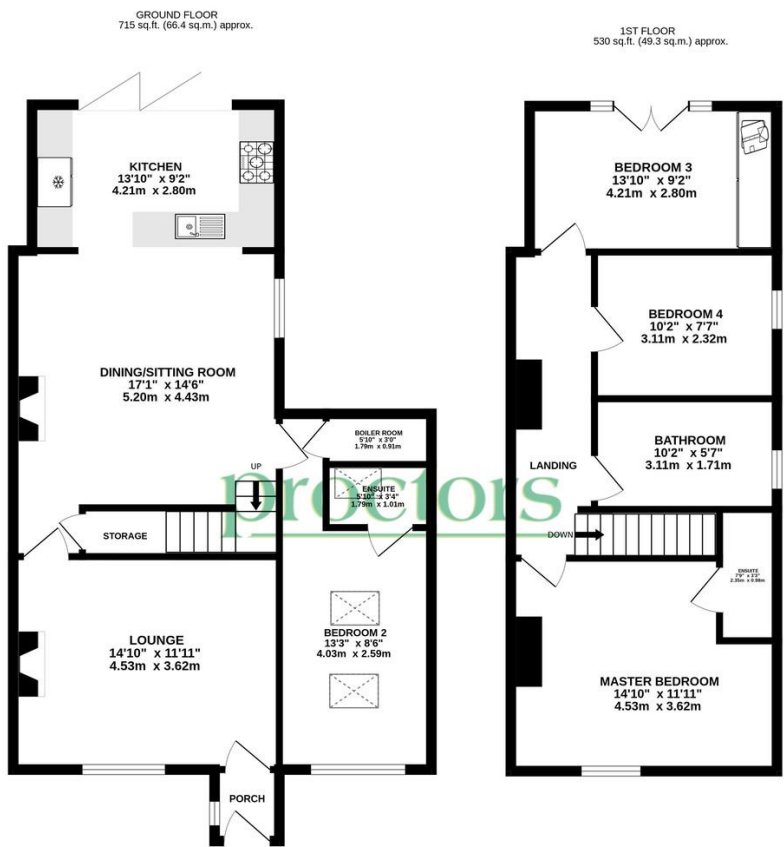
2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

79 Belthorn Road, Belthorn, Blackburn, BB1 2PA



79 BELTHORN ROAD - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1245 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Proctors Blackburn
2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		