



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.



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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 under stairs, 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, spot lighting



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 and 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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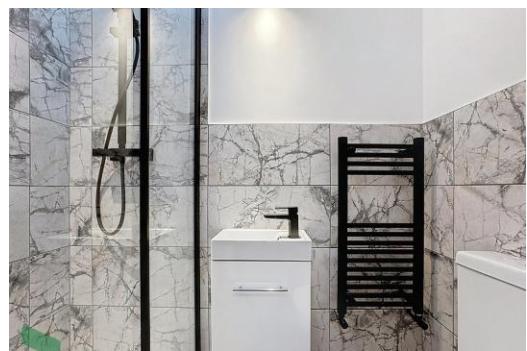
BEDROOM ONE

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



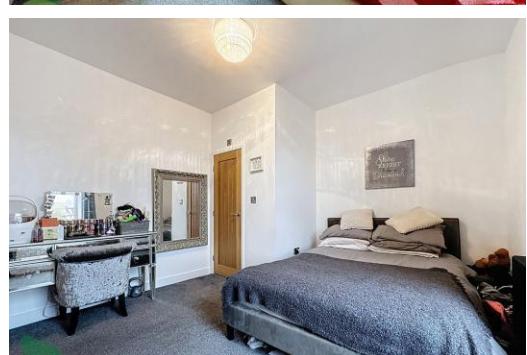
BEDROOM TWO

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



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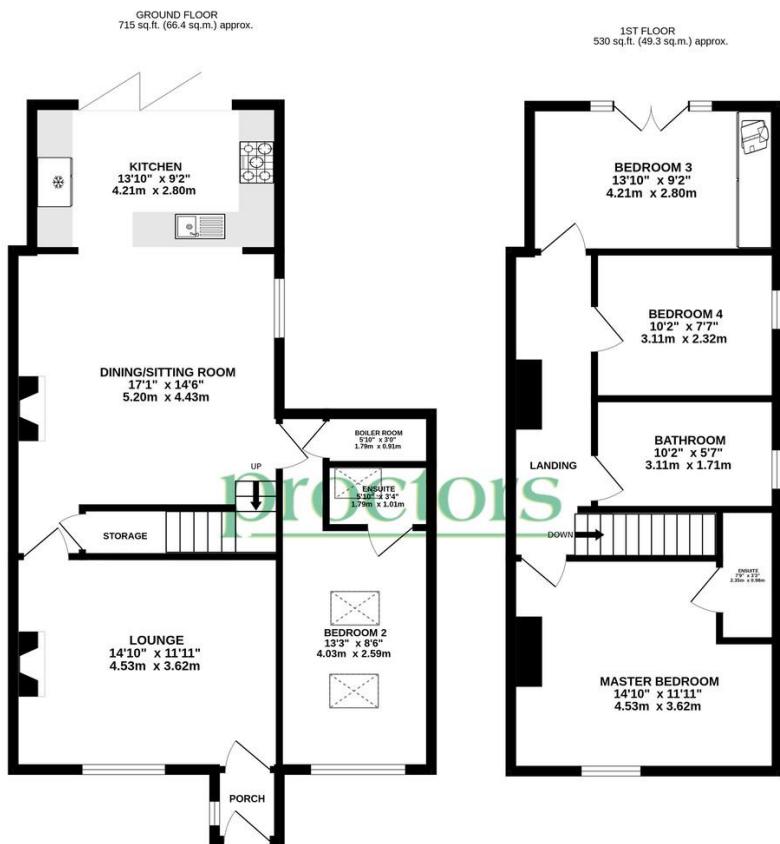
2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

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79 BELTHORN ROAD - MARKETED 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 here, measurements of rooms and of the overall house are approximate and should not be relied upon for any legal purpose or any other 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 condition or working order can be given.
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