

PETER E GILKES & COMPANY

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FOR SALE

Development Opportunity

**CROWN & THISTLE
37 ROMAN ROAD
GRIMEHILLS
HODDLESDEN
DARWEN
BB3 3PP**



Price: £565,000

- Former renowned restaurant and public house
- Planning permission for conversion into one or two superior dwellings
- 3700 sq ft (344 sq m)
- Surrounded by grounds and paddock of 3.75 acres (1.52 hectares)

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

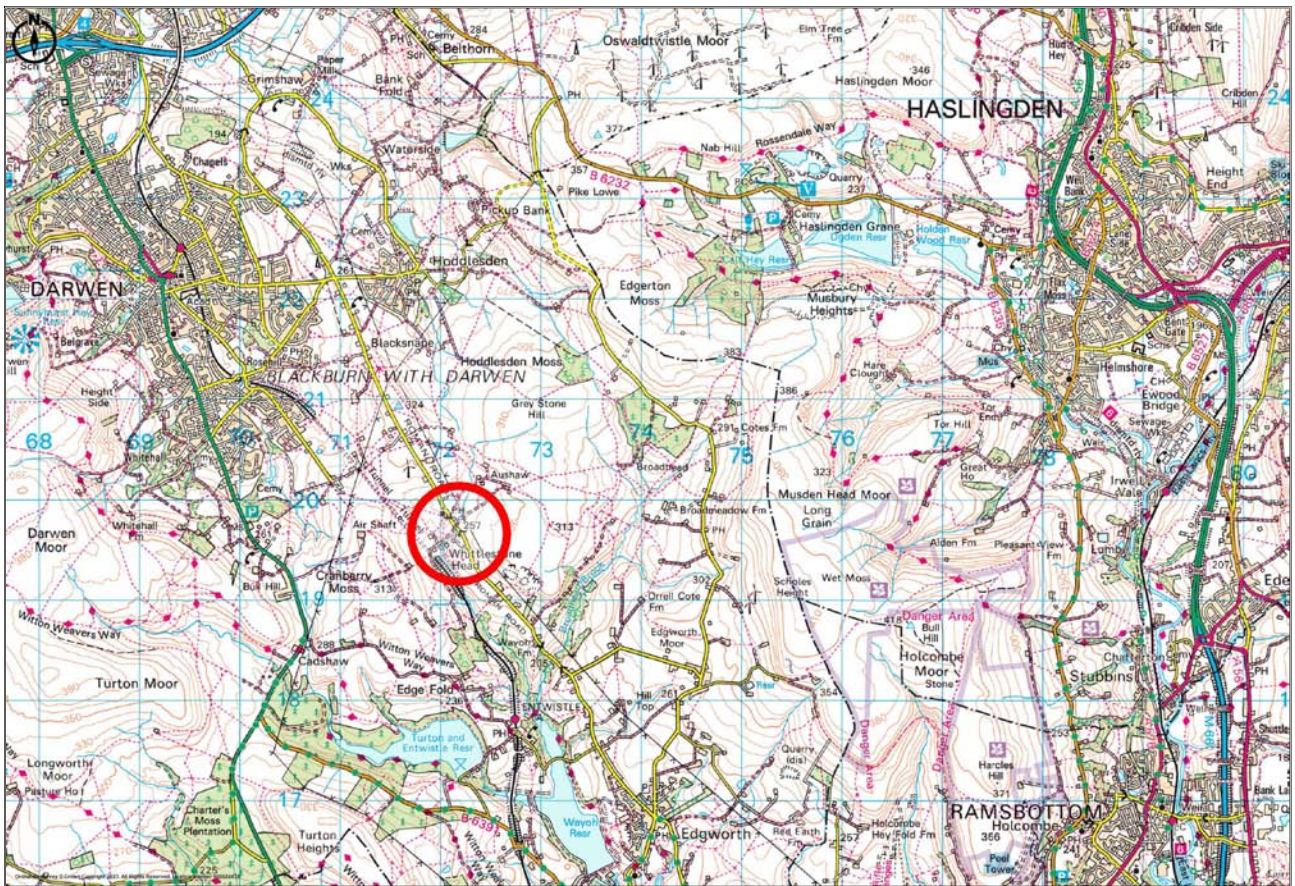
Description:

A rare opportunity to develop and create exclusive residence or residences by converting a substantial stone coaching house which nestles into the folds of spectacular surrounding countryside between southern Darwen and Edgeworth.

The Crown & Thistle is a former restaurant and public house which is reputed to have links with the adventures of Bonnie Prince Charlie and is of significant local interest.

Planning permission has been obtained for it to be converted into a large single or two residences as illustrated in the accompanying plans.

Location:



Accommodation: As a single dwelling the accommodation would provide:

- Ground Floor:**
- Reception Hall
 - Large Lounge
 - Snug
 - Family/Garden Room
 - Dining Kitchen

- First Floor:**
- Principal Bedroom with Ensuite Dressing Room & Shower Room
 - Bedroom 2 with Ensuite Shower Room
 - Four further Bedrooms
 - Bathroom/W.C.
 - Study

If converted to two dwellings, the accommodation would comprise:

Ground Floor: Entrance Hall
Lounge
Large Dining Kitchen
Family Room

First Floor: Bedroom 1 with Ensuite Shower Room
Two further Bedrooms
Bedroom 4 / Study
Bathroom/W.C.

Ground Floor: Entrance Hall
Large Lounge
Dining Kitchen plus Family Room
Study

First Floor: Bedroom 1 with Ensuite Shower Room
Two further Bedrooms
Bathroom/W.C.

At present the accommodation currently comprises:

Ground Floor: Entrance
(all sizes are approx) Bar Area 8.6m x 7.0m (28'2 x 23')
Stone feature fireplace and wood burning stove, exposed beams, fitted bar with illuminated display shelves behind.
Disabled Toilet
W.C., hand basin, central heating radiator and hand dryer.
Scullery 4.2m x 3.3m (13'10 x 10'8) max
Stainless steel sink unit, worktops, fitted cupboard, tiling to walls.
Snug 4.6m x 3.9m (15' x 12'9)
Stone feature fireplace with wood burning stove, central heating radiator.
Dining Area 10.8m x 3.33m (35'6 x 10'8)
Wood burning stove, patio windows on two walls overlooking terrace and countryside beyond.
Kitchen 7.1m x 5.0m (23'3 x 16'6)
Plus walk-in refrigerator.
Larder

First Floor:
Dining Area 8.4m x 7.6m (27'8 x 25'1)
Stone feature fireplace and log burning stove, exposed beams, central heating radiators.
Bar 3.7m x 2.8m (12'1 x 9'2)
With inset twin-bowl sink unit.
Ladies Toilet
Two cubicles with low flush W.C. and vanity unit.
Gents Toilet
Urinal, W.C. cubicle and vanity hand basin.
Staff Lounge/Kitchen 7.1m x 3.7m (23'4 x 12'2)
Inset sink unit, cupboards, worktops, wall cupboards.
Bedroom 4.2m x 4.2m (13'8 x 13'7)
En-suite bathroom, shower cubicle, pedestal wash-basin, low flush W.C.

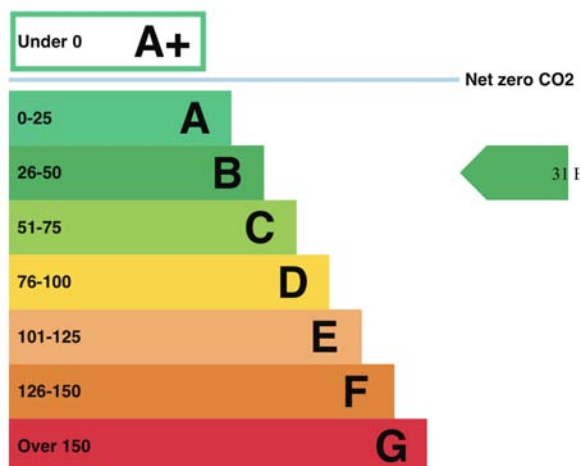
Outside: Front Car Park area providing 8 spaces.
Triangular side car parking area with south facing, raised decking.
Cellar/Basement
Block built store containing bio fuel boiler supplying central heating system,
Fuel Store
Sheltered, stone paved rear patio
Second patio and garden area
Stone surfaced side car park with land beyond extending to 3.75 acres (1.52 hectares).

Planning: Planning Permission for residential conversion was obtained from Blackburn with Darwen Borough Council on the 10th February 2023 for conversion into one dwelling on App No. 10/22/1104 and for two dwellings on App No. 10/22/1105.

Full details can be seen on the Council's website at: planning@blackburn.gov.uk

Tenure: The site is understood to be Freehold and free from Chief Rent (to be confirmed by your legal advisers).

Energy Rating:



Assessment: The premises are to be removed from the register and assessed for Council Tax purposes.

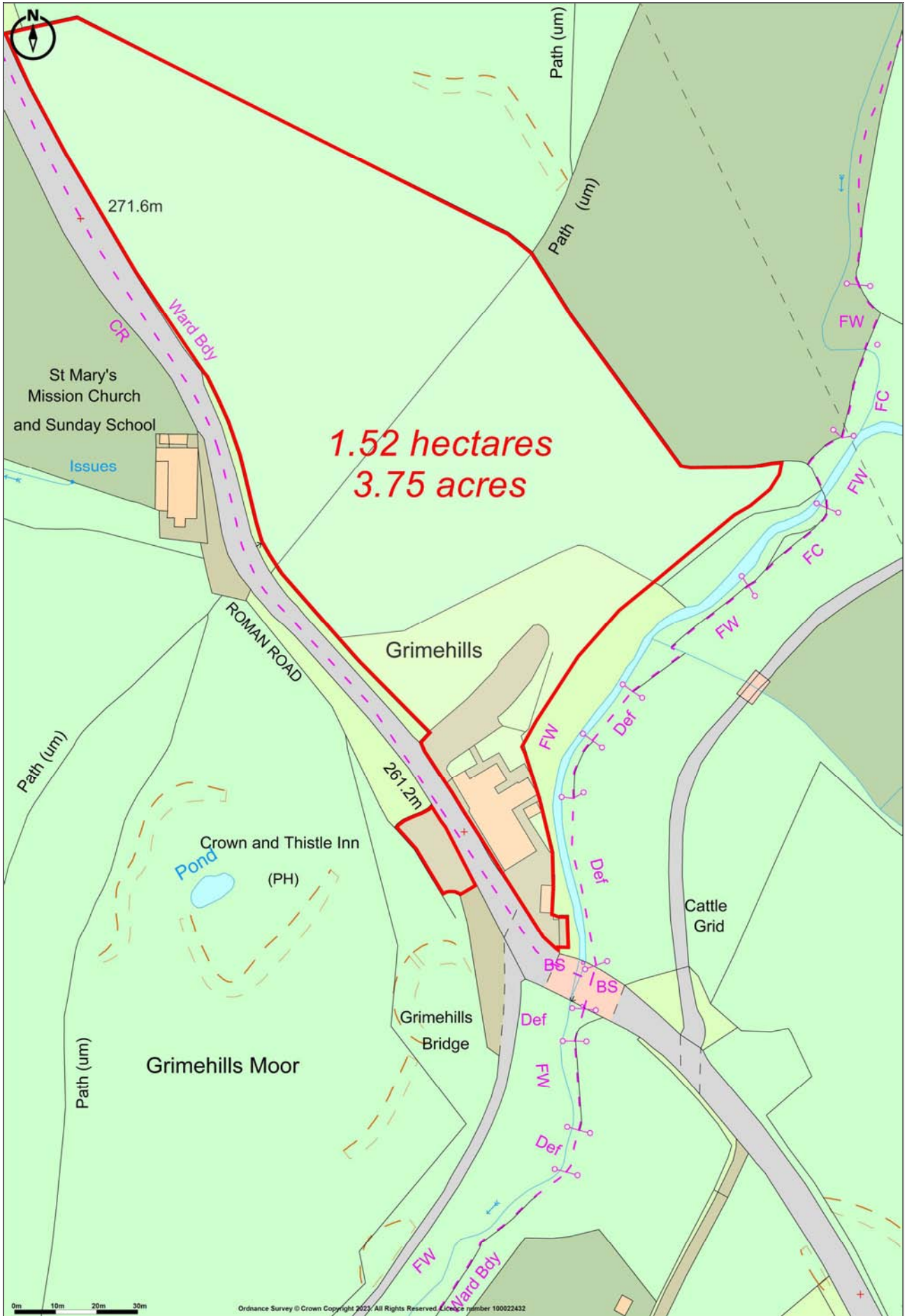
Services: Main electricity and water supplies are laid on and drainage is to a septic tank.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.



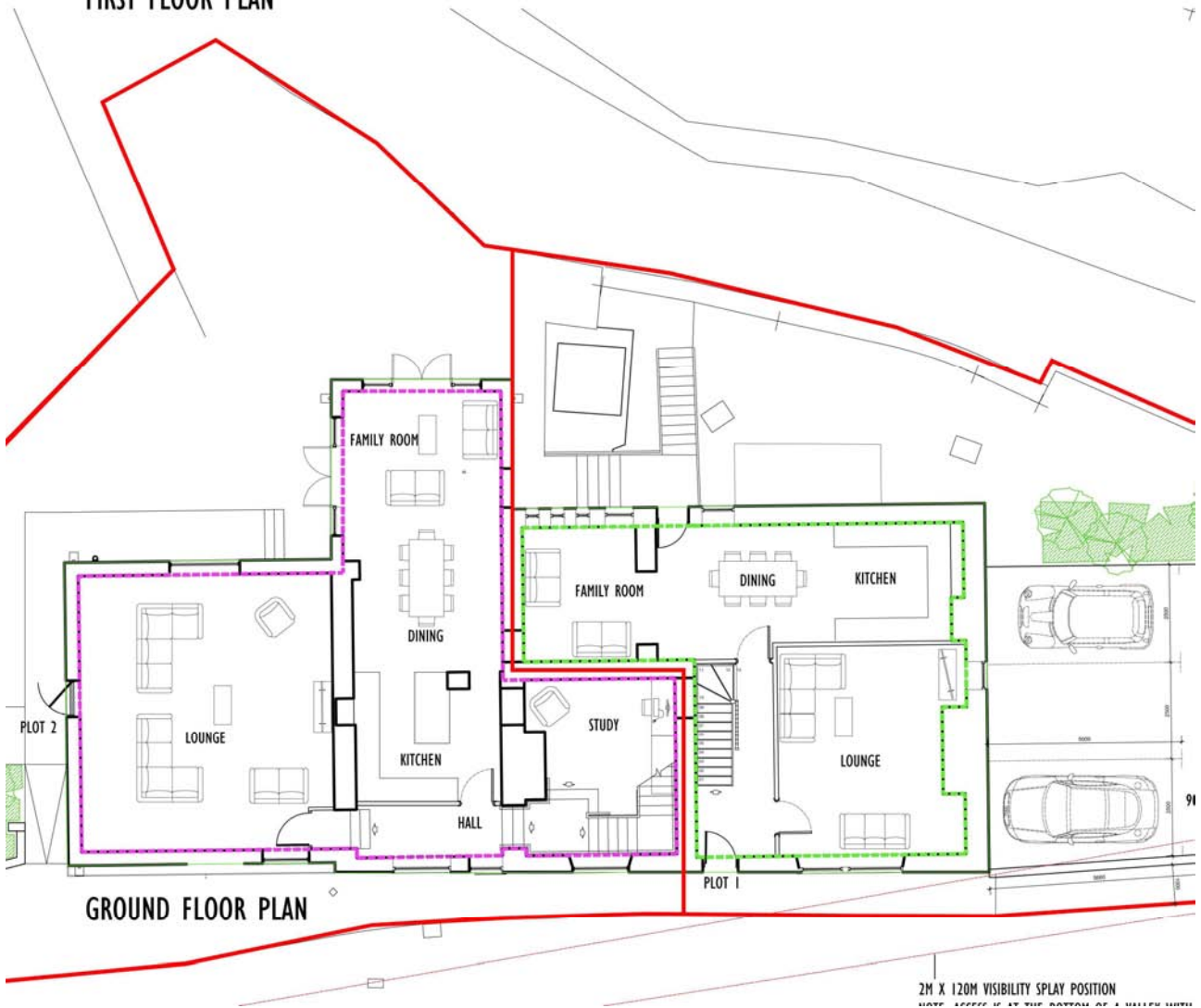




Crown & Thistle, Grimehills, 37 Roman Road, Hoddlesden, Darwen, BB3 3PP



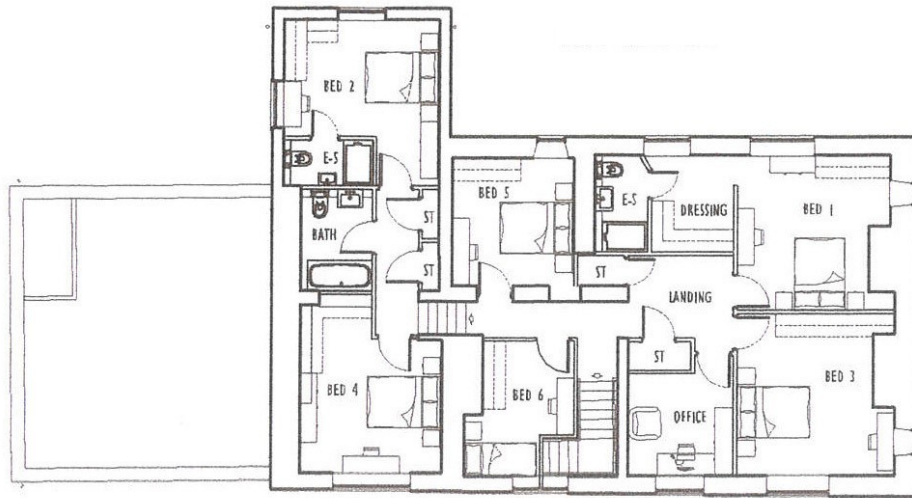
FIRST FLOOR PLAN



GROUND FLOOR PLAN

2M X 120M VISIBILITY SPLAY POSITION
NOTE: ACCESS IS AT THE BOTTOM OF A WELLED DRIVE

Proposed Plan for Two Dwellings



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Proposed Plan for One Dwelling