

FOR SALE

Black Lion Barn, 177, Blackburn Road, Heapey , PR6 8EJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Black Lion Barn, 177, Blackburn Road, Heapey , PR6 8EJ

Exceptional Grade 2 listed, stone built family home with indoor swimming pool and gym.



- Stone built grade 2 listed family home
- Indoor swimming pool and gym
- Three or five great sized bedrooms
- Detached annex and garage
- Spacious and versatile accommodation
- Farmhouse style kitchen and utility
- Modern fitted bathrooms
- 3866 SQ. FT.

This is a truly exciting and rare opportunity to purchase a Grade 2 listed stone built farmhouse located in the semi-rural village of Heapey. The property has been finished to an incredibly high standard throughout offering just over 3800 square feet of versatile accommodation with gym and indoor pool with jacuzzi. The property also has a stone-built annex which currently houses two office / gym/ bedroom and then a large garage which could also be converted into a self-contained flat all subject to planning. Situated on a large plot in Heapey surrounded by some incredible countryside, this property would make an ideal home for the growing family looking for a rural lifestyle yet still having local amenities, schools, public transport links and motorway networks all within easy reach. In brief the accommodation comprises of entrance hallway, cloak room wc, large formal lounge / sitting room, great sized dining room, country style fitted kitchen offering a range of wall, base and drawer units along with appliances and large utility room. To the other side of the property sits a large INDOOR POOL with JACUZZI, boiler / pump room and then a well-equipped gym with modern fitted shower room. On the first floor there are three great sized double bedrooms with the master benefitting from en-suite and dressing room and then a family bathroom. Externally the property has a private and secure courtyard style garden with open countryside beyond. There is a patio area ideal for the summer bbq and access to the detached stone annex with its two double bedrooms and garage. Internal inspection is highly recommended to truly appreciate the properties versatile accommodation, its outstanding finish and its truly stunning location.



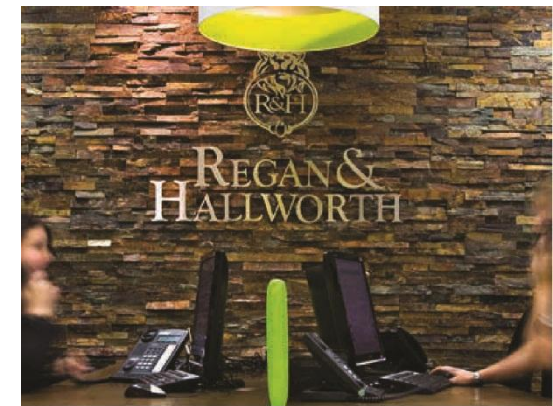
GROUND FLOOR
3038 sq.ft. (282.2 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.

TOTAL FLOOR AREA : 3866 sq.ft. (359.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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