



## Golden Soney, Tockholes, BB3 0NL

### Offers Over £400,000

A FANTASTIC, WELL EQUIPPED LIVERY YARD SET IN APPROX 5 ACRES

A rare opportunity to purchase a popular livery yard in the heart of the beautiful countryside with unrivaled access to hacking routes around Darwen and towards Rivington. The yard offers a generous car park with gates access into the yard itself. There is a barn with 5 large stables plus a pony box/storage and rug racks. There are a further 9 stables of generous sizes, minimum 12 x 12, each have their own storage area, with one being perfect as a foaling box. All stables have rubber matting, natural light and automatic water feeders. There is a 20 x 40 outdoor arena, covered with silica sand and topped with carpet fibre plus a sheltered Monarch horse walker. The yard also offers two lockups with roller shutters, one equipped as a workshop and one currently use for storage but could also be utilised as an isolation box. The remainder of the land is split into four paddocks all accessed from a central pen - which also gives access to the muck heap. Additionally, there is a coin-operated solarium, a tea/coffee room, secure tack room, and a WC/change room with plumbing for a washing machine and hot water supply. The car park, school area and yard are floodlit and the yard has BT phone and WiFi connections and is serviced by mains electric, sewage, and water.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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- Fantastic Equestrian Facility
- Set In Approx. 5 Acres
- Barn With Five Stables & Pony Box
- Additional Nine Stables
- 20 x 40 Outdoor Arena
- Four Paddocks

## Barn

With 5 stables (16 x 11, 16 x 11, 14 x 11, 14 x 11, 14 x 11) plus a pony box/store, and two rug racks

## Additional Stables

Nine stables (12 x 12, 12 x 12, 12 x 13, 12 x 13, 14 x 13 corner, 13 x 13, 13 x 13, 13 x 13, 17 x 13 foaling box)

## Lockups

Two lockups with roller shutter secure doors (17 x 12, 17 x 12) - one equipped as a workshop and one as storage but potential for use as an isolation box.

## Walker

Standard size Monarch walker with fitted overhead shelter

## Tea/Coffee Room

Kitchenette with a stainless steel sink with draining board and mixer taps, UPVC double glazed window

## WC/Changing Room

Pedestal wash basin with mixer taps, hot water supply, plumbing for washing machine and UPVC double glazed window.

