



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			53
(39-54) E		24	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lowerhill, Tockholes, BB3 0NF

£425,000

A STUNNING FOUR BEDROOM GRADE II LISTED BARN CONVERSION DATING BACK TO THE EARLY 1600s - NO CHAIN DELAY

This delightful, spacious four bedroom period barn conversion, dating back to 1635, exudes charm and character and is set within a small hamlet in the tranquility of its rural surroundings. The property seamlessly marries modern living with the authentic features of the original barn, resulting in a warm and inviting home. This Grade II listed home offers a harmonious blend of history, comfort, space and rural beauty—a place where character meets contemporary living. The property would be perfectly suited for a growing family looking for their dream home with easy access to major commuter routes along the M65 and into the neighbouring towns of Darwen and Blackburn for all amenities.

The property comprises briefly, to the ground floor: entrance to a welcoming and spacious hallway with stairs leading to the first floor, door to a downstairs WC, and open access to a stunning living room and contemporary fitted kitchen. The living room is open to a charming sunroom overlooking the garden, and also has open access to the dining room. The dining room has a stable door leading out to the garden and open access to the kitchen. The kitchen leads through to the rear porch/utility. To the first floor features a landing with a vaulted ceiling and doors leading to three bedrooms, bathroom, and a dressing room/fourth bedroom. The main bedroom benefits from an en suite shower room and access into the dressing room. Externally, the property boasts a laid to lawn garden with bedding areas and gravel chipped off road parking for numerous vehicles.

Viewing is essential! 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

Lowerhill, Tockholes, BB3 0NF

£425,000



- Exquisite Grade II Listed Semi Detached Barn Conversion
- Original Features
- Off Road Parking for Multiple Vehicles
- EPC Rating F
- Four Bedrooms
- Extensive Square Footage
- Tenure Freehold
- Bursting with Character
- Beautifully Presented Wraparound Gardens
- Council Tax Band F

Ground Floor

Entrance Hall

23'4 x 12'4 (7.11m x 3.76m)

Hardwood front door, hardwood single glazed window, central heating radiator, spotlights, exposed stone walls, flagged flooring, stairs to first floor, door to WC, open access to kitchen and reception room one.

Reception Room One

19'2 x 13'7 (5.84m x 4.14m)

Two hardwood double glazed windows, central heating radiator, two feature wall lights, part exposed stone wall, cast iron multifuel stove with stone and brick feature fireplace surround, oak flooring, open to sun room and reception room two.

Sun Room

12 x 9'6 (3.66m x 2.90m)

Sloped UPVC double glazed roof and side window, hardwood double glazed window, central heating radiator, part tiled terracotta flooring and part oak flooring.

Reception Room Two

15 x 11'9 (4.57m x 3.58m)

Four hardwood double glazed windows, two central heating radiators, spotlights, partial painted exposed stone elevation, Kamdean flooring, double glazed stable door to garden and open access to kitchen.

Kitchen

14'9 x 12'5 (4.50m x 3.78m)

Two hardwood double glazed windows, central heating radiator, mix of panel wall and base units, granite worktops, Rayburn range cooker with two ring electric hob, ceramic Belfast sink with mixer tap and integrated draining ridges, plumbing for dishwasher, space for American-style fridge freezer, Kamdean flooring, part exposed stone elevations and door to rear porch/utility.

Rear Porch/Utility

6'6 x 4'6 (1.98m x 1.37m)

Hardwood double glazed window, central heating radiator, plumbing for washing machine and dryer, Kamdean flooring and hardwood door to rear.

WC

6'6 x 2'9 (1.98m x 0.84m)

Dual flush WC, corner wall mounted wash basin with traditional taps, extractor fan and flagged flooring.

First Floor

Landing

Vaulted ceiling, exposed beams, stone elevations, doors leading to three bedrooms, bathroom, dressing room/bedroom four and storage.

Bedroom One

20'4 x 10'2 (6.20m x 3.10m)

Two hardwood double glazed windows, two central heating radiators, vaulted ceiling, exposed beams, part stone elevations, doors leading to en suite, storage and dressing room/bedroom four.

En Suite

10 x 4'10 (3.05m x 1.47m)

Central heating radiator, pedestal wash basin with traditional taps, direct feed rainfall shower with rinse head, part tiled elevations, part stone elevations, Kamdean flooring, extractor fan, spotlights and loft access.

Bedroom Two

15'2 x 10'4 (4.62m x 3.15m)

Hardwood double glazed window, central heating radiator and under eaves storage.

Bedroom Three

12'9 x 9'4 (3.89m x 2.84m)

Velux window, central heating radiator and partial exposed stone elevations.

Bedroom Four/Dressing Room

12'4 x 8'1 (3.76m x 2.46m)

Velux window, two stained glass single glazed windows, central heating radiator, stone elevations and door to walk-in wardrobe.

Walk-in Wardrobe

6'11 x 5'3 (2.11m x 1.60m)

Bathroom

9'3 x 6'10 (2.82m x 2.08m)

Velux window, central heating radiator, low base WC, pedestal wash basin with traditional taps, original freestanding cast iron bath with traditional taps, part tiled elevations, part stone elevations, extractor fan and Kamdean flooring.

Exterior

Wraparound garden with laid to lawn, bedding areas and gravel chipped off road parking.



Tel: 01254916276

www.keenans-estateagents.co.uk