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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	
(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.

## Tockholes Road, Pickup Brow, Tockholes, BB3 0LR

### £800,000

A STUNNING STONE BUILT DETACHED FARMHOUSE SET WITHIN APPROXIMATELY 3 ACRES

Old Wife Hey Farm is a gorgeous, five bedroom, stone built, detached, farmhouse commanding an enviable plot in a desirable area of Tockholes. Ideally suited for an equestrian loving family, the property offers stabling for 6 horses, a manege and a turnout field set alongside a characterful home with spacious interiors throughout. From its desirable, rural location, the property offers easy access to the neighbouring towns of Blackburn and Darwen as well as easy access to major commuter routes along the M65 towards Preston and Burnley.

The property comprises briefly, to the ground floor; an entrance through the porch to a welcoming hallway with a vaulted ceiling, stairs to the first floor and doors leading to a sitting room and dining room. The dining room has doors leading to an impressive, spacious living room and a country-style fitted kitchen. The kitchen provides access to the rear garden and the back hall which leads to a downstairs WC and utility room. To the first floor is a landing with doors leading to five bedrooms and a four-piece bathroom suite. The master bedroom features an en suite shower room and a walk-in wardrobe. Externally the property sits within approximately 3 acres made up of a formal laid to lawn garden with a range of vivid flowering bedding areas and patio. There is a working area with stabling for 6 horses and a manege. There is an open area to the rear making up the remainder of the land which offers stunning countryside views frequented by deers and bordered by Badger Brook. The property is complete with off road parking for numerous vehicles and has a double garage with electric roller shutter doors.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience.

# Tockholes Road, Pickup Brow, Tockholes, BB3 0LR

£800,000



- Impressive Detached Farmhouse
- En Suite & Walk In Wardrobe To Main Bedroom
- Off Road Parking & Double Garage
- EPC Rating: F
- Set In Approx. Three Acres
- Equestrian Facilities
- Freehold
- Five Bedrooms
- Extensive Gardens & Envious Views
- Council Tax Band G

## Ground Floor

### Entrance Porch

6'7 x 3'3 (2.01m x 0.99m)

Hardwood front entrance door, two hardwood single glazed windows, tiled flooring and door to the hallway.

### Hallway

14'6 x 8'2 (4.42m x 2.49m)

Vaulted ceiling, part wood clad elevations, tiled flooring, stairs to the first floor and doors to two reception rooms.

### Reception Three

14'6 x 9'6 (4.42m x 2.90m)

Hardwood single glazed window, UPVC double glazed window, central heating radiator, exposed beams, electric log burning effect stove and flagged flooring.

### Reception Room Two

18' x 10'6 (5.49m x 3.20m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron log burning stove with stone surround, wood flooring, door to the kitchen and double doors to reception room one.

### Reception Room One

25'6 x 21' (7.77m x 6.40m)

UPVC double glazed window, hardwood single glazed window, three central heating radiators, exposed beams, cast iron multifuel burning stove with feature stone fireplace surround, four feature wall lights, wood flooring and a bar.

### Kitchen

19'5 x 13'7 (5.92m x 4.14m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood surfaces, Rangemaster range cooker with four ring electric hob and two warming plates, extractor hood, Belfast ceramic sink with draining ridges, exposed beams, open to the back hall and door to the rear.

### Back Hall

Doors to utility and WC.

### WC

4'1 x 3'2 (1.24m x 0.97m)

UPVC double glazed window, low basin WC, corner wall mounted wash basin and tiled flooring.

### Utility Room

10'2 x 5'6 (3.10m x 1.68m)

UPVC double glazed window, granite effect surfaces, ceramic sink, plumbing for washing machine, space for fridge freezer and tiled flooring.

## First Floor

### Landing

Loft access, smoke alarm and doors to five bedrooms and bathroom.

## Bathroom

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin, corner wood panelled bath, bidet, part wood clad elevations, part tiled elevations and tile effect flooring.

## Bedroom One

14'8 x 11'2 (4.47m x 3.40m)

UPVC double glazed window, central heating radiator, loft access, wood flooring and doors to en suite and walk in wardrobe.

## Walk In Wardrobe

10'11 x 6'4 (3.33m x 1.93m)

UPVC double glazed window, central heating radiator and wood flooring.

## En Suite

10'10 x 4'5 (3.30m x 1.35m)

UPVC double glazed window, low basin WC, pedestal wash basin, single electric feed shower unit, part tiled elevations, part wood clad elevations and tile effect flooring.

## Bedroom Two

14'7 x 9'10 (4.45m x 3.00m)

Hardwood single glazed window, central heating radiator and exposed beams.

## Bedroom Three

11'3 x 10' (3.43m x 3.05m)

UPVC double glazed window and central heating radiator.

## Bedroom Four

10'9 x 9'9 (3.28m x 2.97m)

UPVC double glazed window, central heating radiator and dado rail.

## Bedroom Five

10'9 x 9'3 (3.28m x 2.82m)

UPVC double glazed window, central heating radiator and wood flooring.

## External

Laid to lawn gardens with bedding areas, paved patio, summer house and a pond. There is also a further 'working area' which was once a manege with six stables (all 12' x 12'), double garage (21' x 17'), a boiler room (12'2 x 11'5) and a further outbuilding. The property backs onto approx. 3 acres with turnout fields leading down to the brook and woodland at the bottom.



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