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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Beardwood Fold, Blackburn, BB2 7AS

£650,000

AN IMPRESSIVE GRADE II LISTED PERIOD HOME

Nestled in the charming Beardwood Fold of Blackburn, this Grade II listed house dating back to around 1600 is a true gem for those seeking luxury period living. Boasting two reception rooms, four bedrooms, and two bathrooms, this property is a perfect blend of history and modern comfort.

Step inside to discover sympathetically decorated interiors that beautifully incorporate character features such as Georgian Dentil Coving and exposed beams, adding a touch of elegance to the space. The spacious living room is adorned with a stunning feature window complete with original shutters, creating a cosy and inviting atmosphere for relaxing or entertaining guests filled with an abundance of natural light.

Outside, the property truly shines with its extensive gardens that are nothing short of breathtaking. Imagine enjoying the tranquility of a babbling brook, multiple seating areas perfect for al fresco dining, and a detached double garage accessed from a private lane, offering both convenience and privacy.

Located in a sought-after area with prestigious homes nearby, this property also provides easy access to major commuter routes along the M6 and M65 networks, making it ideal for those who value both luxury and convenience. Additionally, the proximity to reputable schooling and a nearby golf course adds to the appeal of this stunning family home.

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- Tenure Freehold
- Council Tax Band F
- EPC Rating D
- Off Road Parking With Access To A Double Garage From A Private Lane
- Grade II Listed Building
- Spacious Two Reception Rooms Four Bedrooms And Two Bathrooms
- Stunning Secluded Gardens
- Viewing Essential
- Close Proximity To Local Amenities
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood single glazed frosted stain glass leaded door to hallway.

Hallway

Two central heating radiators, dual height double glazed hard wood window, hard wood double glazed window, laminate flooring, Georgian square cut coving, stairs to first floor, doors to kitchen, reception room one, reception room two, WC and door to stairs to lower ground floor.

Kitchen

14'11 x 7'6 (4.55m x 2.29m)

Two hard wood double glazed window box seats, two central heating radiators, Simpson kitchen with panelled wall and base units, granite work tops, range cooker with five ring gas hob, extractor hood, Belfast sink with integrated draining ridges and mixer tap, integrated fridge freezer, dish washer, wood flooring and a separate door leading back into the hallway.

Reception Room Two

13'11 x 11'4 (4.24m x 3.45m)

Two hard wood double glazed windows with box seats, central heating radiator, exposed beams, wood flooring and gas fire.

WC

11'4 x 4'4 (3.45m x 1.32m)

Hard wood double glazed window, central heating radiator, low bowl WC, pedestal wash basin and Kamdean flooring.

Reception Room One

22'4 x 18'10 (6.81m x 5.74m)

Hard wood double glazed feature window with a box seat, two central heating radiators, ceiling rose, ornate plaster mould coving, picture rail, wood effect flooring, cast iron log burning stove with marble fire place surround and hard wood double glazed doors into the garden.

First Floor

Landing

Split level landing with doors to four bedrooms, bathroom and loft access.

Bedroom One

19'1 x 11'1 (5.82m x 3.38m)

Hard wood double glazed window, central heating radiator, vaulted ceiling with exposed beams and door to en suite.

En Suite

10'4 x 4'5 (3.15m x 1.35m)

Hard wood double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower with rinse head, tiled elevation and tiled flooring.

Bedroom Two

17'5 x 15' (5.31m x 4.57m)

Two hard wood double glazed windows with box seats, two central heating radiators, original fire place, fitted wardrobes and wall mounted wash basin with traditional taps.

Bedroom Three

14'1 x 11'5 (4.29m x 3.48m)

Hard wood double glazed window with box seat, central heating radiator, wood effect flooring and original fireplace.

Bedroom Four

11'7 x 10'10 (3.53m x 3.30m)

Hard wood double glazed window, central heating radiator, coving and picture rail.

Bathroom

10'10 x 8'3 (3.30m x 2.51m)

Hard wood double glazed window, central heating radiator, low bowl WC, pedestal wash basin, wood panelled jacuzzi bath with mixer tap and rinse head, direct feed shower, part tiled elevation and wood effect flooring.

Lower Ground Floor

Cellar

16'6 x 14'3 (5.03m x 4.34m)

Hard wood double glazed window, ceramic sink with traditional taps, plumbed for washing machine, dryer and door to rear.

External

Extensive laid to lawn gardens with mature trees and shrubs and a brook running through the woodland area. Numerous seating areas, gravel chipping and paving, timber shed, treehouse, gated access for off road parking with further gravel chip parking to the rear of the property, detached garage with access from the back lane with a side access pedestrian door from the garden.

Garage

18'7 x 17'9 (5.66m x 5.41m)

