



Total area: approx. 137.7 sq. metres (1482.0 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Side Beet Lane, Rishton, BB1 4AT Offers Over £750,000

AN IMPRESSIVE COTTAGE WITH INCREDIBLE EQUESTRIAN FACILITIES

Keenans Estate Agents are proud to welcome to the market this outstanding four bedroom end terraced cottage property located within the picturesque and semi rural location of Rishton. Currently being used as a very successful equestrian space this stunning property is a dream home waiting to be discovered. Boasting not only a delightful four-bedroom end cottage property but also a plethora of equestrian facilities, this residence offers a unique blend of countryside living and modern comfort. What truly sets this property apart is its equestrian amenities. The five stables, tack room/barn, sheltered hay area, and Lego block muck heap provide everything an equestrian enthusiast could dream of. Additionally, the four acres of land surrounding the property offer ample space for your horses to roam freely, while the beautifully landscaped gardens provide a picturesque setting for outdoor relaxation. Situated in a semi-rural location, you can enjoy the tranquility of the countryside while still being within easy reach of local amenities. The modern fixtures and fittings throughout the property ensure that you can enjoy both style and comfort in every corner of your new home.

The property comprises briefly; a welcoming entrance hallway provides access on to an open plan kitchen living space, WC, utility space and staircase to the first floor. The open plan kitchen/reception room leads on to a dining room. The first floor comprises of doors on to three bedrooms, bathroom and staircase to the second floor. The main bedroom benefits from an en suite shower room. The second floor leads on to the second bedroom which boasts an additional en suite. Externally there are beautifully landscaped gardens with laid to lawn and Indian stone paving with access to gated ample off road parking, the stables, arena and turn out pen.

For further information, or to arrange a viewing, please contact our Hyndburn office.

# Side Beet Lane, Rishton, BB1 4AT

## Offers Over £750,000



- Stunning End Terraced Cottage with Equestrian Facilities
- Presented to Highest Standard Throughout
- Ample Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Bursting with Character and Charm
- Tenure Freehold
- Three Bathrooms
- Beautiful Countryside Surroundings
- Council Tax Band D

### Ground Floor

#### Entrance Hall

10'11 x 8'8 (3.33m x 2.64m )

Solid oak double glazed front door, spotlights, smoke detector, understairs storage, tiled flooring with underfloor heating, oak doors to WC, utility, oak single glazed door to open plan kitchen and stairs to first floor.

#### WC

3'10 x 2'7 (1.17m x 0.79m)

Dual flush WC, wall mounted wash basin with mixer tap, extractor fan and wood effect laminate flooring.

#### Utility

4'8 x 4'3 (1.42m x 1.30m)

Plumbing for washing machine, boiler, wood effect worktops, extractor fan and tiled flooring with underfloor heating.

#### Kitchen

13'11 x 10'2 (4.24m x 3.10m)

Hardwood double glazed sash window, range of wall and base units with wood and marble worktops, tiled splashback, ceramic one and a half bowl sink and drainer with high spout spring mixer tap, four door Smeg range with seven ring gas hob and extractor hood, space for fridge freezer, under unit lighting, spotlights, smoke detector, Woodpecker oak herringbone engineered flooring and open access to reception room.

#### Reception Room

19'4 x 11'6 (5.89m x 3.51m)

Spotlights, television point, Woodpecker oak herringbone engineered flooring with underfloor heating, oak single glazed door to dining room and composite double glazed door to rear.

#### Dining Room

15'0 x 13'5 (4.57m x 4.09m )

Hardwood double glazed sash window, skylight, upright central heating radiator, spotlights, cast iron multifuel burner, television point, exposed stone wall, solid oak flooring and composite double glazed bi-folding doors to rear.

### First Floor

#### Landing

12'9 x 5'11 (3.89m x 1.80m)

Central heating radiator, smoke detector, spotlights, oak doors to three bedrooms, family bathroom and stairs to second floor.

#### Bedroom One

13'8 x 10'0 (4.17m x 3.05m)

Hardwood double glazed sash window, central heating radiator, television point, spotlights, wood effect lino flooring and oak door to en suite.

#### En Suite

7'6 x 5'2 (2.29m x 1.57m)

Central heated towel rail, double direct feed rainfall shower enclosed dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Three

11'8 x 8'9 (3.56m x 2.67m)

Hardwood double glazed sash window, central heating radiator, spotlights, television point and wood effect laminate flooring.

#### Bedroom Four

11'8 x 10'0 (3.56m x 3.05m)

Hardwood double glazed sash window, central heating radiator and television point.

#### Bathroom

7'5 x 6'2 (2.26m x 1.88m )

Hardwood double glazed sash window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

### Second Floor

#### Landing

8'4 x 5'11 (2.54m x 1.80m)

Velux window, oak doors to bedroom two and access to eave storage.

#### Eaves

7'4 x 6'6 (2.24m x 1.98m )

#### Bedroom Two

11'11 x 10'0 (3.63m x 3.05m)

Velux window, central heating radiator, integrated storage, spotlights, wood effect flooring and door to en suite.

#### En Suite

8'9 x 4'1 (2.67m x 1.24m )

Heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, tiled flooring and wood effect laminate flooring.

### External

#### Rear

Enclosed garden with laid to lawn, Indian stone paving, electric double gates to ample off road parking, access to four acres, five stables, tack room/barn, sheltered haylage area, three paddock field, arena and turn out pen with waxed surface and on grid system (400SQM), Lego block muck heap and surrounding fencing.

#### Arena

180'5 x 82'0 (54.99m x 24.99m)

Equestrian all weather Sound Track surface.

#### Stable One

11'5 x 11'4 (3.48m x 3.45m)

#### Stable Two

11'7 x 11'4 (3.53m x 3.45m)

### Stable Three

11'6 x 11'4 (3.51m x 3.45m)

### Stable Four

11'8 x 9'4 (3.56m x 2.84m )

### Stable Five

11'8 x 9'3 (3.56m x 2.82m )

### Tack Room/Barn

11'8 x 9'3 (3.56m x 2.82m )

Power, lighting and water.

### Front

Laid to lawn garden, Indian stone paving, double driveway and access to garage.

