



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(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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## Bank Fold Lane off Belthorn Road, Pickup Bank, BB3 3QG Offers Over £765,000

**IMPRESSIVE RENOVATED BARN CONVERSION WITH PANORAMIC VIEWS**

Nestled in the picturesque countryside of Belthorn, with stunning panoramic views, this exquisite link detached barn conversion offers a truly idyllic living experience. Boasting four bedrooms, an additional large versatile games/reception room and a study, this property provides generous space for a growing family or for those who enjoy hosting guests.

The farmhouse kitchen is a culinary delight, perfect for creating delicious meals while enjoying the far reaching views of the surrounding countryside. This property has been lovingly modernised to the highest standard whilst retaining many original features including beams and stonework ensuring a luxurious and comfortable living environment for its new owners. With ample off road parking plus double garage and a variety of outdoor spaces for rest or play, the property links beautifully with the surrounding nature. Whether you are looking for a peaceful retreat from the hustle and bustle of city life or a spacious country home to raise a family, this property offers the perfect blend of tranquillity and modern convenience.

View early to avoid disappointment! Contact our Blackburn branch for more information or to arrange a viewing.

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# Bank Fold Lane off Belthorn Road, Pickup Bank, BB3 3QG

## Offers Over £765,000



- Exquisite Barn Conversion
- Farmhouse Fitted Kitchen
- Ample Off Road Parking and Double Garage
- EPC Rating E
- Four Bedrooms, Two Bathrooms, Two Large Reception Rooms
- Extensive Rear Garden
- Tenure Freehold
- Recent Complete High Quality Renovation
- Panoramic Countryside Views
- Council Tax Band F

### Ground Floor

#### Entrance Porch

7'4 x 4'1 (2.24m x 1.24m )

Composite double glazed stable door, vinyl flooring and door leading to hall.

#### Hall

10'2 x 9' (3.10m x 2.74m)

Central heating radiator, spotlights, vinyl flooring, stairs leading to the first floor, open to kitchen and open to the dining room.

#### Kitchen

24'6 x 7'5 (7.47m x 2.26m)

UPVC double glazed window, range of wooden base units with solid wood worktops, Belfast sink with mixer tap, Belling range cooker with grill, plate warmer and extractor fan, plumbing for washing machine, freestanding fridge freezer and dishwasher, spotlights, exposed wooden beams, original stone flooring, and UPVC double glazed French doors to rear.

#### Dining Room

14'3 x 13'7 (4.34m x 4.14m)

UPVC double glazed window, central heating radiator, original stone fire place with log burner, spotlights, exposed wood beams, solid wood flooring and original stone archway to reception room.

#### Reception Room

26'11 x 23'10 (8.20m x 7.26m)

Three UPVC double glazed windows, three central heating radiator, log burner with inset fireplace and wooden mantel, spotlights and UPVC double glazed French doors to rear.

### First Floor

#### Landing

40'0 x 13'5 (12.19m x 4.09m )

UPVC double glazed windows, spotlights, doors leading to four bedrooms, playroom, family bathroom and shower room.

#### Games Room/Reception Room

21'3 x 18'3 (6.48m x 5.56m )

Two UPVC double glaze windows, two central heating radiator, exposed wooden beams and door to office.

#### Office

7'9 x 7'5 (2.36m x 2.26m)

UPVC double glazed window and central heating radiator.

#### Bedroom One

24'2 x 20'2 to widest point (7.37m x 6.15m to widest point)

UPVC double glazed French doors, central heating radiator, spotlights and door to en-suite.

### En Suite

7'11 x 7'2 (2.41m x 2.18m)

UPVC double glazed window, central heating, dual flush WC, vanity top wash basin unit with mixer tap, tiled corner shower enclosure with direct feed rainfall shower, spotlights and tiled flooring.

### Bedroom Two

13'10 x 10'2 (4.22m x 3.10m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

13'2 x 10'6 (4.01m x 3.20m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Four

13'10 x 7'10 (4.22m x 2.39m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

12'11 x 8'10 (3.94m x 2.69m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, spotlights and laminate flooring.

### Shower Room

8'1 x 4'4 (2.46m x 1.32m)

Central heating radiator, tiled shower enclosure and direct feed rainfall shower, spotlights and laminate flooring.

### External

#### Rear

Enclosed garden with crazy paved patio, laid to lawn garden with bedding areas and panoramic countryside views towards Darwen Tower, Blackpool Tower and surrounding landscapes.

#### Front

Laid to lawn, ample off road parking and access to double garage.

### Double Garage

21'4 x 18'5 (6.50m x 5.61m)

UPVC double glazed frosted window, remote up and over door, lighting and power, open to storage.

### Storage

18'5 x 7'11 (5.61m x 2.41m)

Door to side elevation, open to storage

### Storage

8'1 x 6'9 (2.46m x 2.06m)

UPVC double glazed frosted window, floor mounted oil fired boiler.

