



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(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.

Belthorn Road, Belthorn, BB1 2NN

£695,000

AN EXCEPTIONAL FARMHOUSE PROPERTY SET ON APPROXIMATELY 4.7 ACRES WITH TWO ONE BEDROOM FLATS AND EQUESTRIAN FACILITIES

Paddock Farm is being proudly welcomed to the market in the most picturesque location of Belthorn. Offering a fantastic farmhouse, two one bedrooms apartments, six stables and approximately 4.7 acres of fields, this outstanding property is the perfect opportunity truly not to be missed! Having undergone a beautiful transformation with neutral decoration, stunning original features and a complete blank canvas. With an impressive equestrian space, ample off road parking, enviable panoramic views and the potential for a glamping business, this spectacular property is a dream home waiting to be discovered. The four acres of land surrounding the property offer ample space for your horses to roam freely, while the two flats provide a fantastic rental income. Situated in a semi-rural location, you can enjoy the tranquility of the countryside while still being within easy reach of local amenities.

The property comprises briefly; the farmhouse benefits from two spacious living areas and fitted kitchen to the ground floor with three generously sized bedrooms and a family bathroom to the first floor, as well as an en suite to the main bedroom and dressing room on to the third bedroom. Both flats offer an open plan reception/kitchen area, double bedroom and bathroom. Externally there is ample gated off road parking with access on to a detached garage, six stables, arena, and 4.7 acres of grassland.

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

Belthorn Road, Belthorn, BB1 2NN

£695,000



- Exquisite Farmhouse with Approx. 4.9 Acres of Land
- Three Bedrooms
- Gated Off Road Parking and Detached Garage
- EPC Rating E
- Equestrian Facilities
- Two Bathrooms
- Tenure Freehold

Farmhouse

Ground Floor

Entrance Porch

7'8 x 5'11 (2.34m x 1.80m)

Hardwood front door, two UPVC double glazed windows, feature wall light, tiled flooring and UPVC double glazed door to hall.

Hall

6'3 x 3'3 (1.91m x 0.99m)

Doors leading to two reception room and stairs to first floor.

Reception Room One

15'1 x 14'5 (4.60m x 4.39m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, two feature wall lights, television point and gas fire with tiled hearth and surround.

Reception Room Two

15'1 x 14'4 (4.60m x 4.37m)

Two UPVC double glazed windows, central heating radiator, exposed beams, open stone fireplace, television point, understairs storage and door to kitchen/dining area.

Kitchen

13'1 x 10'5 (3.99m x 3.18m)

UPVC double glazed box window, central heating radiator, range of wood panelled wall and base units with granite effect worktops, tiled splashback, four door range cooker, tiled effect vinyl flooring, open to kitchen extension and hardwood barn door to rear.

Kitchen Extension

9'5 x 6'4 (2.87m x 1.93m)

UPVC double glazed leaded window, range of wood panelled wall and base units with laminate worktops, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, space for washing machine and tiled effect vinyl flooring.

First Floor

Landing

11'4 x 2'8 (3.45m x 0.81m)

Doors leading to three bedrooms, study and family bathroom.

Bedroom One

15'1 x 14'5 (4.60m x 4.39m)

UPVC double glazed window, central heating radiator, loft hatch, exposed beams, television point and door to en suite.

En Suite

8'0 x 3'10 (2.44m x 1.17m)

Central heating radiator, pedestal wash basin with traditional taps, dual flush WC, double electric feed shower enclosed, tiled elevations and wood effect laminate flooring.

Bedroom Two

15'1 x 9'1 (4.60m x 2.77m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'6 x 9'0 (3.20m x 2.74m)

UPVC double glazed window, central heating radiator, loft hatch and open access to dressing room.

Dressing Room

9'5 x 6'4 (2.87m x 1.93m)

UPVC double glazed window, central heating radiator and integrated storage.

Study

11'7 x 4'9 (3.53m x 1.45m)

Bathroom

12'5 x 9'7 (3.78m x 2.92m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, low base WC, corner panel bath with mixer tap and rinse head, pedestal wash basin with traditional taps, tiled elevations and tiled flooring.

Ground Floor Flat

Entrance Hall

6'9 x 5'6 (2.06m x 1.68m)

Composite double glazed frosted front door, plumbing for washing machine, tiled flooring, open to kitchen/living area and door to bathroom

Open Plan Kitchen/Living Area

14'1 x 13'10 (4.29m x 4.22m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, smoke detector and door to bedroom one.

Bedroom One

14'3 x 9'2 (4.34m x 2.79m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower, tiled elevations, extractor fan and tiled flooring.

First Floor Flat

Entrance

Composite double glazed frosted front door and stairs to first floor.

First Floor

Landing

11'1 x 2'9 (3.38m x 0.84m)

Smoke detector and door to reception room.

- Two One Bedroom Flats
- Bursting with Potential
- Council Tax Band E

Reception Room

14'3 x 12'1 (4.34m x 3.68m)

Four UPVC double glazed windows, two central heating radiators, exposed beams, television point, open access to kitchen, doors to bedroom one and bathroom.

Kitchen

9'5 x 5'0 (2.87m x 1.52m)

UPVC double glazed window, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and integrated boiler cupboard.

Bedroom One

14'3 x 9'2 (4.34m x 2.79m)

UPVC double glazed leaded window, central heating radiator and loft hatch.

Bathroom

7'10 x 5'7 (2.39m x 1.70m)

Central heated towel rail, panel bath with traditional taps and electric feed shower overhead, pedestal wash basin with traditional taps, low base WC, tiled elevations, extractor fan and tiled flooring.

External

Ample gated off road parking with access to detached garage, six stables, arena, and 4.7 acres of grassland.

Double Garage

23'11 x 14'11 (7.29m x 4.55m)

Power, lighting and up and over garage door.

Stable One

13'9 x 8'1 (4.19m x 2.46m)

Stable Two

13'9 x 8'0 (4.19m x 2.44m)

Stable Three

13'9 x 8'2 (4.19m x 2.49m)

Stable Four

13'9 x 7'0 (4.19m x 2.13m)

Stable Five

13'9 x 6'9 (4.19m x 2.06m)

Stable Six

13'9 x 11'6 (4.19m x 3.51m)



Tel: 01254916276

www.keenans-estateagents.co.uk