



**Higher Side Beet Farm, Rishton**  
**Blackburn BB1 4AT**  
**Guide Price £450,000**

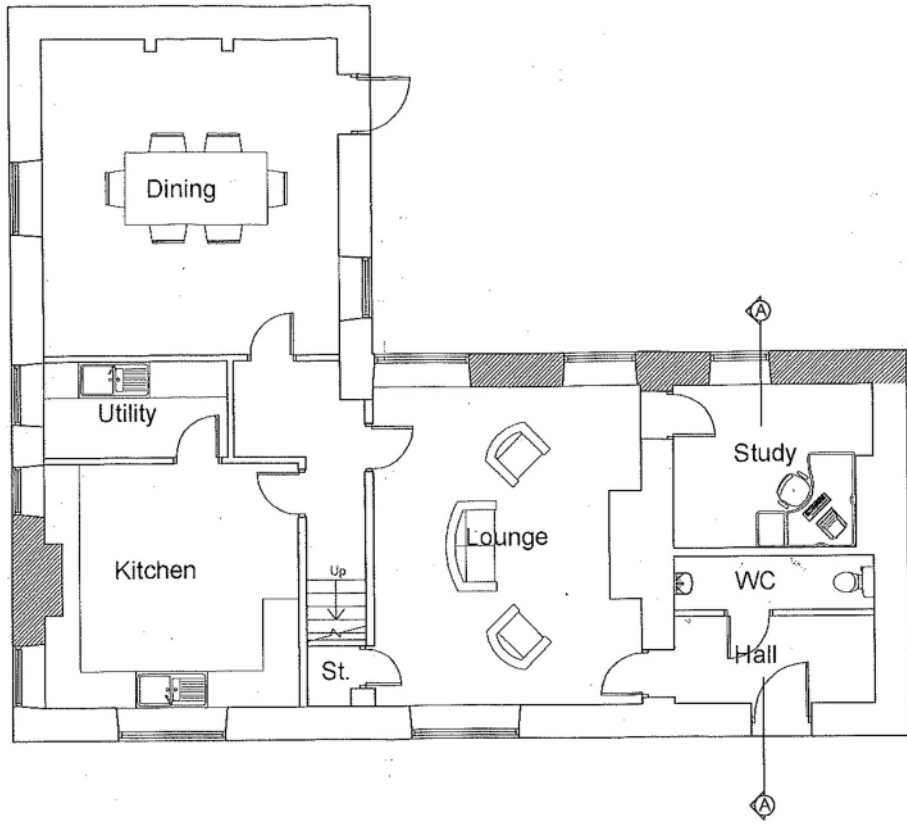
This is a great opportunity to come and be part of a small rural hamlet surrounded by fields and open country yet less than a mile to Junction 6 of the M55 with Blackburn town centre to the West. The whole plot extends to approximately 4.72 acres (1.908 ha) and has canal frontage along its northern boundary. We believe that parts of the farmhouse dates back to the late 1600's and consent for its complete restoration and renovation was obtained in 2005. There is full planning permission for the erection of a double garage to the side of the property.

With a new roof and walls, the property is currently no more than a shell, but plans and work are afoot to create internal accommodation as per the floor plans herein which extend to approximately 3,010 Sq. Ft. (280 SQ. M.). With four bedrooms, the master with dressing room & en-suite and a further bathroom on the first floor. On the ground floor there is a lounge, study, kitchen, utility, dining room & WC. This is a brilliant opportunity to create your own dream home in stunning surroundings.

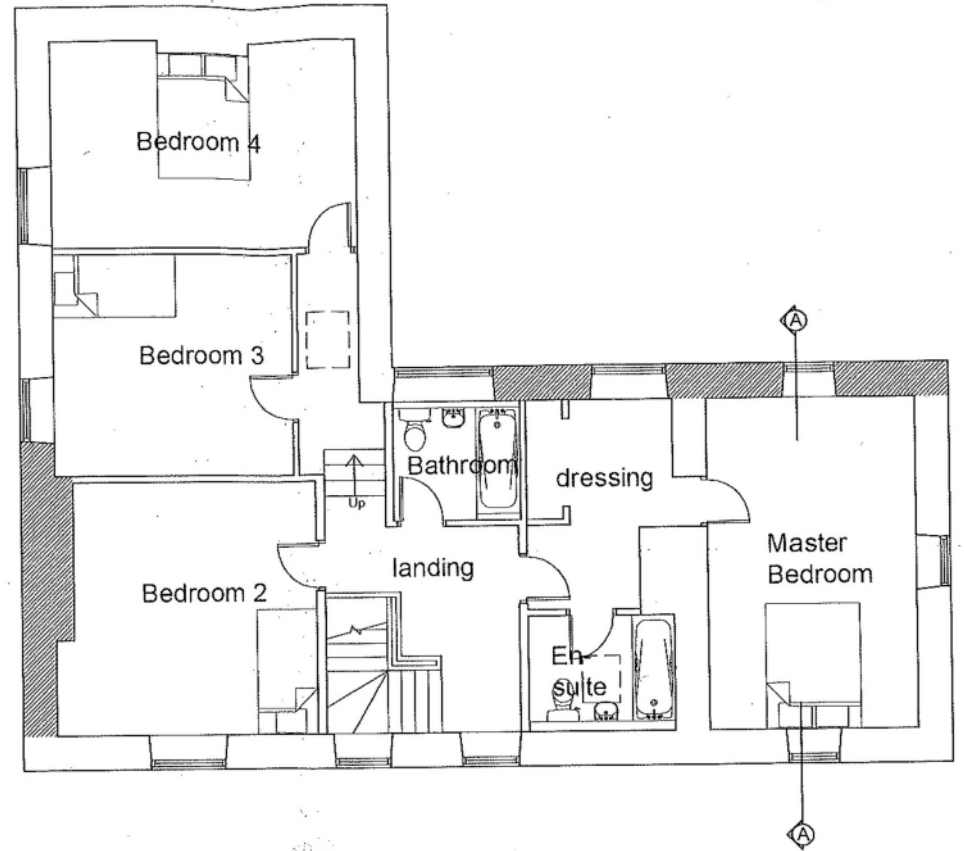
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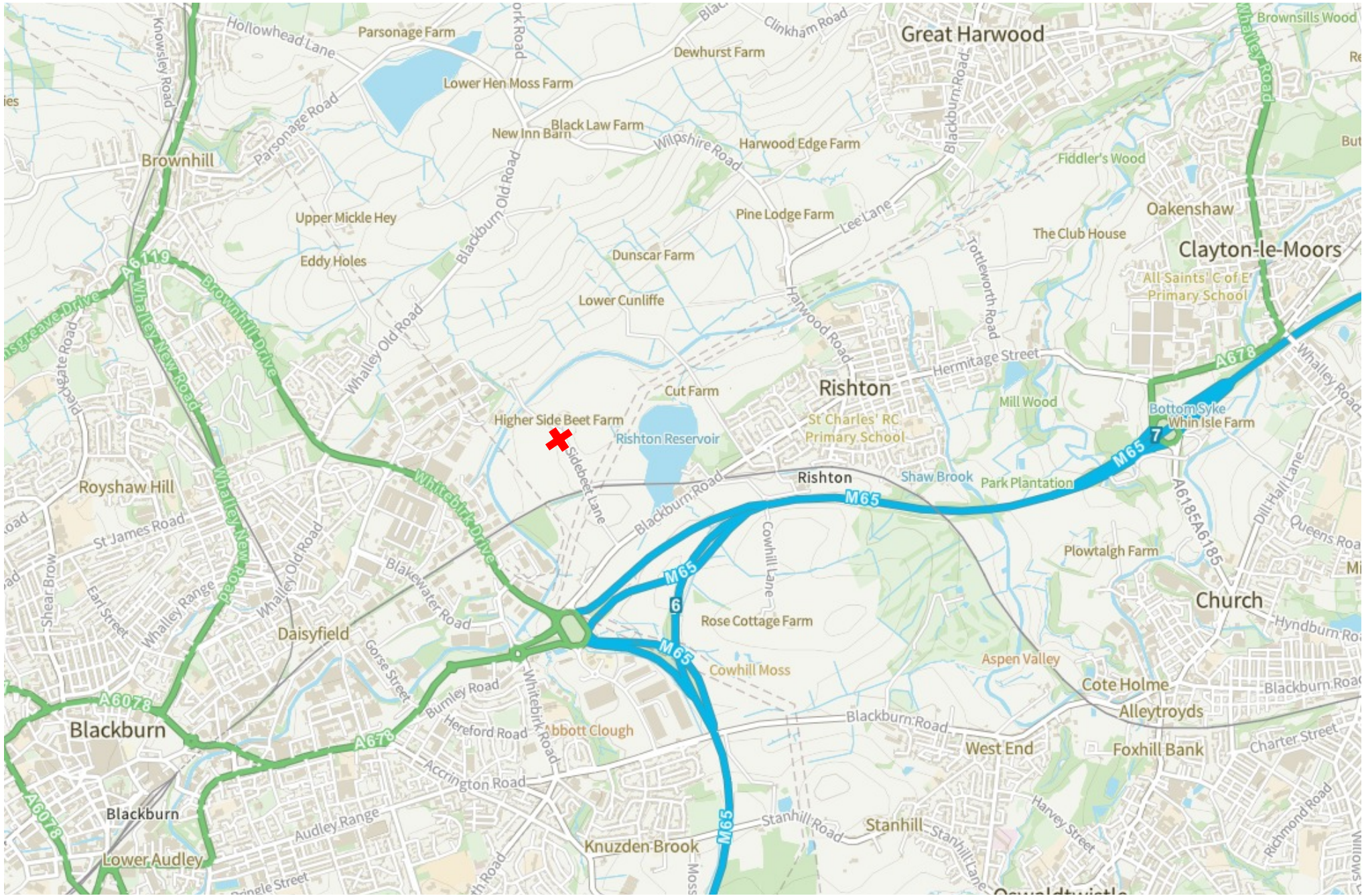


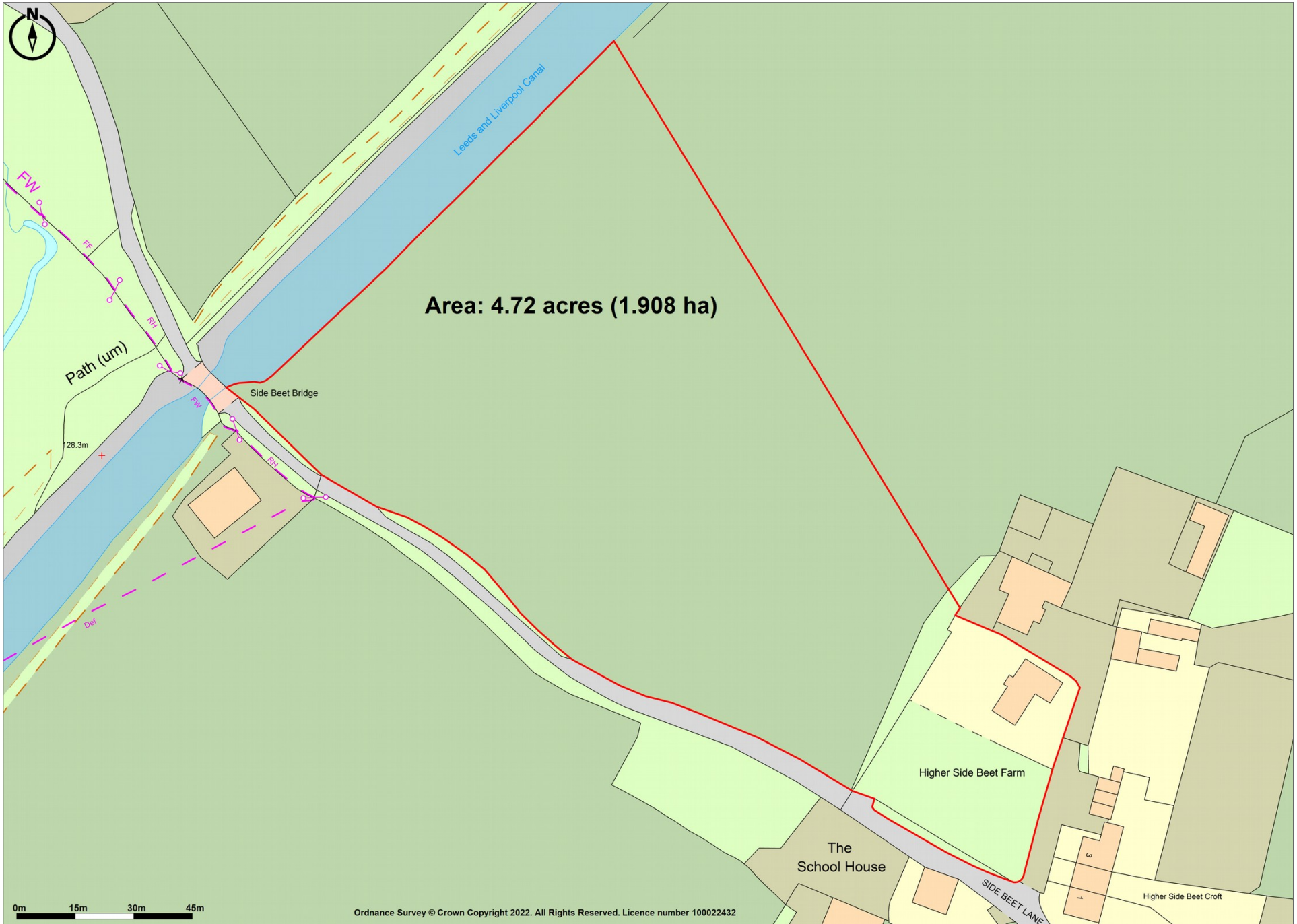
Ground Floor Plan



First Floor Plan











## English Heritage

Higher Side Beet Farmhouse is a grade II listed building, formerly known as Higher Sidebight, dated 1699 (said to be date of restoration); several builds. Sandstone blocks and coursed sandstone rubble with quoins, slate roof with ridge chimney at junction of 2nd and 3rd bays. Three bays and 2 storeys, with C19 wing to rear of 1st bay. Front wall has 4 diminishing courses of large stone blocks at the base (interrupted between 2nd and 3rd bays); present front door in 2nd bay has small modern brick porch with an old stone lintel lettered in the centre HMG; to left of this porch are a 2-light mullioned stairlight 1699 and a 4-light mullioned window (lacking 2 mullions), both with hoodmoulds; to right of it a large altered window (with hoodmould) and a doorway breaking a hoodmould, between which the masonry suggests original position of a door with gabled porch. At 1st floor under eaves 3 small windows originally mullioned, now altered. Rear has altered or blocked openings, including blocked 2-light mullioned window. Interior not seen.

## Services

We understand from the owners mains electric is connected. Drainage is to a septic tank.

## Tenure

We understand from the owners to be Freehold

## Council Tax

TBC

## Viewings

Strictly by appointment

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

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