





Hilton &  
Horsfall

BB9 6NQ

## Greystone Lodge, Gisburn Road, Blacko Offers In The Region Of £549,950

- 4 BEDROOMS • 3 RECEPTION ROOMS • STUNNING VIEWS OVER TO BLACKO TOWER • GARDENS WITH PADDOCK AREA • AMPLE PARKING • IDYLIC LOCATION

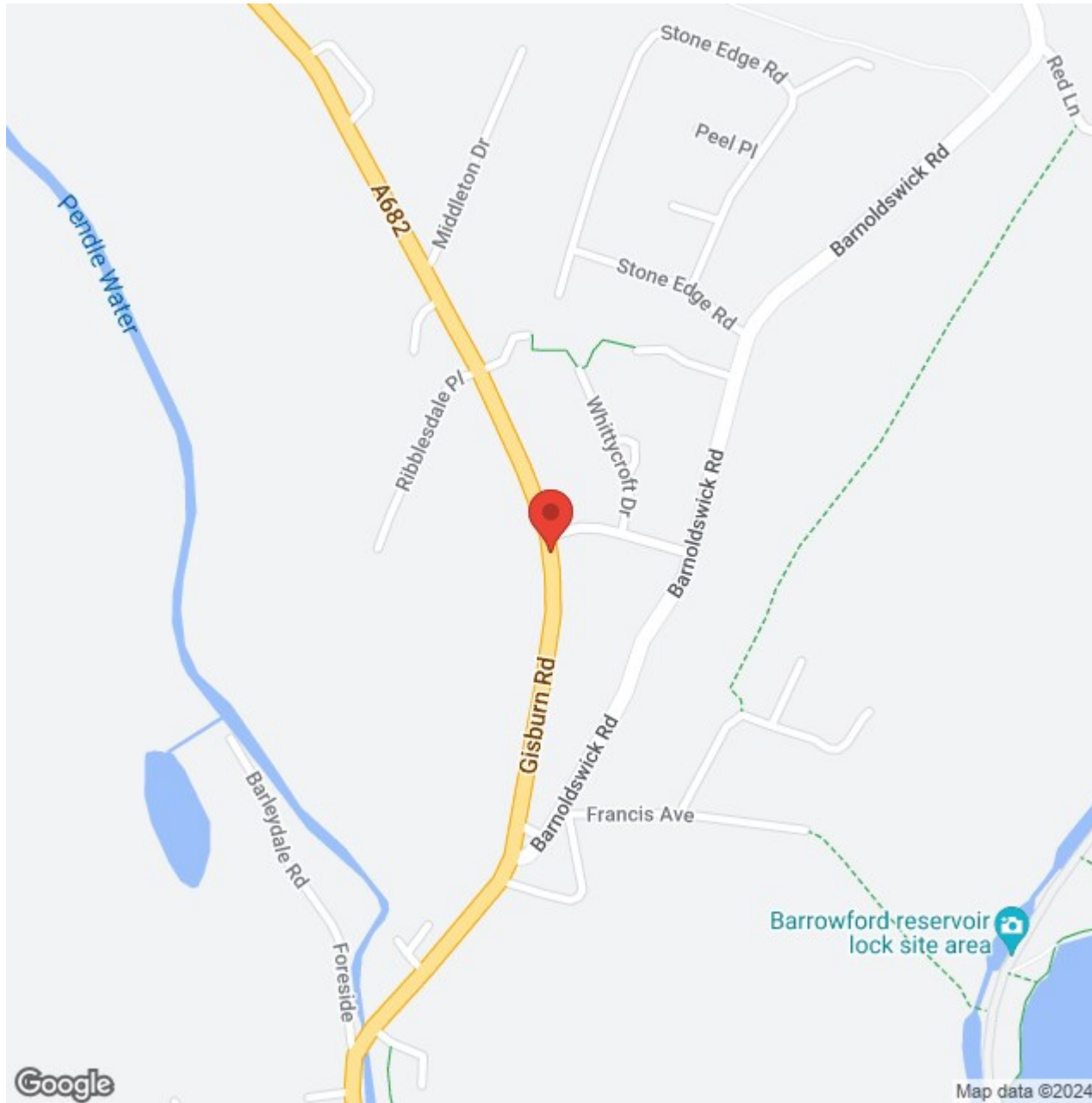
An excellent opportunity to acquire this characterful family dwelling situated on the edge of Blacko with breathtaking views across open countryside towards Blacko Tower with easy access to the A59 and M65. Standing in approximately 2/3 acre with equestrian facilities, the house was converted from a former coaching inn and offers ample history and traditional features. On the ground floor you will find: a fitted kitchen with inbuilt appliances, utility room, ground floor w.c, dining room, family sized living room with a coal burner, a large conservatory and an inner hallway with patio doors leading to the front elevation. To the first floor you will find three well proportioned bedrooms and a three piece house bathroom. You will find a further bedroom / office space on the second floor along with an ensuite shower room. Externally the house benefits from ample parking with the facility for storing a caravan, trailer or boat, a large timber stable block comprising 3 loose boxes and workshop with power which could be used for a variety of uses. There are more formal gardens adjoining the house with a large lawn and fenced paddock located next to the stables. Early viewing is advised to avoid disappointment. Freehold. Council Tax Band 'F'.

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## Lancashire

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### GROUND FLOOR

Having a uPVC double glazed door leading into:

#### UTILITY ROOM 5'4" x 5'5" (1.65m x 1.67m)

Having stone flag flooring, fitted base units, inset sink, pulley maiden, plumbing for a washing machine and a uPVC double glazed window to the front elevation. With access through to:

#### GROUND FLOOR W.C

Comprising of: low level w.c., 1x radiator, access to the loft hatch and stone flag flooring.

#### KITCHEN 8'2" x 14'0" (2.51m x 4.28m)

Offering fitted wall and base units, contrasting Quartz work surfaces over, tiled splash backs, integrated dishwasher, under mount sink with a mixer tap, Rangemaster oven, air extractor over, space for an American style fridge / freezer, stone flag flooring, television point, a uPVC double glazed window to the front elevation, 2x uPVC double glazed windows to the side elevation, recessed spot lights, window seat, open plan to the dining room and access through to the living room.

#### DINING ROOM 12'0" x 14'4" (3.66m x 4.37m)

Open to the kitchen, a great space for hosting. Having ample space for a dining table / chairs, 1x radiator and a uPVC double glazed window to the side elevation.

#### LIVING ROOM 15'8" x 18'5" (4.79m x 5.63m)

A spacious family sized room having 2x radiators, a coal burner set within a large feature fireplace, beams, television point, access down to the cellar and access through to:

#### CONVERSATORY 9'3" x 25'4" (2.84m x 7.74m)

A large space, a great addition to the property overlooking the open aspect countryside views. Having wood effect flooring, 1x radiator and 2x patio doors leading out to the rear elevation.

#### INNER HALL 9'0" x 10'11" (2.76m x 3.34m)

A spacious hallway, which has a multitude of uses, could be used as a cosy snug room or a home study. Having 2x patio doors leading out to the front elevation, tiled flooring, 1x radiator and an open balustrade staircase leading to the first floor / landing.

### LOWER GROUND FLOOR

#### CELLAR

Separated into three rooms offering excellent storage and workshop area with electric light and power.

#### FIRST FLOOR / LANDING

Having an inbuilt storage cupboard, airing cupboard, 1x radiator and a staircase leading to the second floor.

#### BEDROOM ONE 14'6" x 11'6" (4.42m x 3.53m)

A room of double proportions having fitted wardrobes, beams, 1x radiator and a double glazed window to the rear elevation offering open aspect views.

#### BEDROOM TWO 10'5" x 11'6" (3.18m x 3.51m)

Another room of double proportions having space for a wardrobe / drawers, 1x radiator and 2x double glazed circular windows to the front elevation.

#### BEDROOM THREE 10'9" x 6'9" (3.28m x 2.06m)

A well proportioned room having space for a wardrobe / drawers, 1x radiator and a double glazed window to the rear elevation offering open countryside views.

#### HOUSE BATHROOM

A 3-piece suite comprising of: a panelled bath with mixer tap, overhead shower, pedestal sink with a mixer tap, push button w.c., towel radiator, partially tiled walls, tiled flooring and a double glazed window to the front elevation.

### STAIRCASE TO SECOND FLOOR

#### ATTIC ROOM / OFFICE 14'0" x 10'8" (4.27m x 3.26m)

Located on the second floor and currently utilised as a home office. Having an inbuilt storage cupboard, storage in the eaves, beams, a uPVC double glazed window to the front elevation and access through to:

#### OCCASIONAL BEDROOM AREA 6'5" x 11'6" (1.98m x 3.52m)

Located in the attic room and having space for a double bed. With beams and 1x radiator.

#### ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a double shower cubicle with a rainfall shower head, pedestal sink with a mixer tap, push button w.c., 1x contemporary radiator, partially tiled walls, extractor fan and a uPVC double glazed window to the front elevation.

#### EXTERNALLY

Externally the dwelling has a large tarmac parking area, with gated access leading to garden area, separate gate leading to additional parking which is ideal for horse box, trailer or caravan storage, rear garden with patio area and lawn with gravel pathways and planting borders offering breathtaking views of open countryside, steps down to lower garden with lawn, paddock area with L-shaped stable bloc and workshop with power and lighting.

### ADDITIONAL INFORMATION

HEATING: Oil fired central heating system.

SERVICES: Mains electricity is connected, private water supply and drainage via septic tank.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/greystone-lodge>

### VIDEO

Link: <https://youtu.be/IMZIEoN5L6w>

### PRECISE LOCATION

Link: <https://w3w.co/reader.storage.sweetener>

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## OUTSIDE

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Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2411.84 ft<sup>2</sup>


224.07 m<sup>2</sup>

Reduced headroom

36.65 ft<sup>2</sup>

3.41 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





## Hilton & Horsfall

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