



Hilton &
Horsfall

BB9 6NX

Dam Head Studio, Blacko Bar Road, Roughlee Offers In The Region Of £495,000

- Detached Family Home • Stunning Location • Potential for Further Development • Three Bedrooms • An Abundance of Character

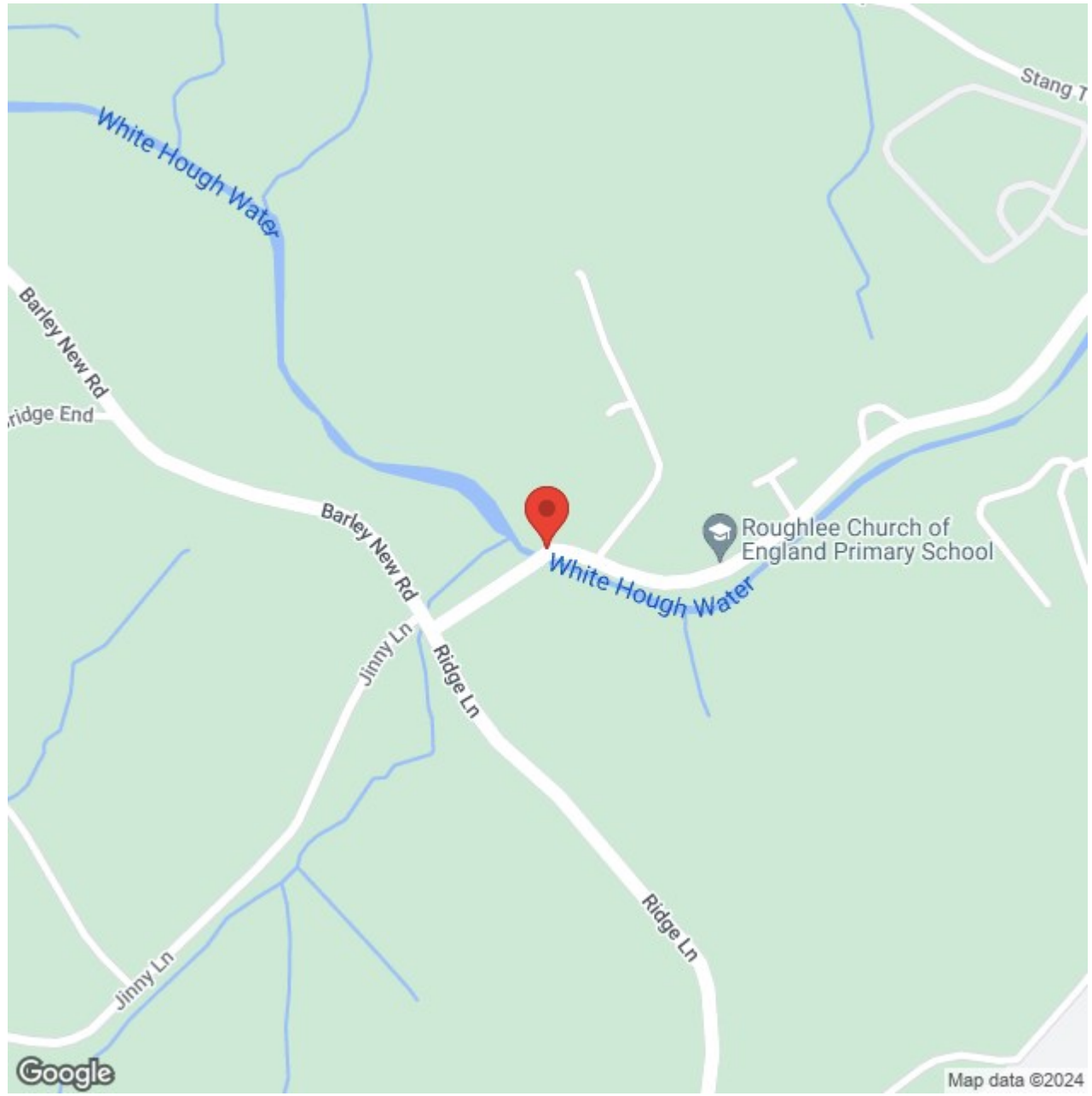
Introducing Dam Head Studio, a charming 2-floor residential property nestled in the beautiful country setting of Roughlee. This inviting home boasts 2 substantial bedrooms and 2 bathrooms, located on the ground floor. The beautiful kitchen, adorned with a classic stove, offers plenty of room for dining and entertaining. Adjacent to the kitchen, there are not one, but two, cosy living areas, one of which features a fireplace perfect for relaxing evenings. Additional ground floor amenities include a sunroom and a separate laundry room. The upper level offers two additional rooms, serving as versatile spaces for an office, playroom, or additional bedrooms. Located in proximity to numerous local attractions, this property allows a lifestyle of balance between relaxation and recreation. Walking enthusiasts will appreciate the trails of Pendle Sculpture Trail in nearby Barley, while foodies can indulge in a meal at The Sparrowhawk restaurant, followed by a refreshing drink at The Bay Horse bar. Afternoon tea can be savoured at Noggarth Tea Gardens, and those with young families will benefit from the nearby Roughlee Church Of England Primary School. With so much to offer, this property presents an ideal mix of comfort, convenience, and countryside charm.

Hilton &
Horsfall

RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







BB9 6NX

Lancashire

Introducing Dam Head Studio, a charming 2-floor residential property nestled in the beautiful country setting of Roughlee. This inviting home boasts 2 substantial bedrooms and 2 bathrooms, located on the ground floor. The beautiful kitchen, adorned with a classic stove, offers plenty of room for dining and entertaining. Adjacent to the kitchen, there are not one, but two, cosy living areas, one of which features a fireplace perfect for relaxing evenings. Additional ground floor amenities include a sunroom and a separate laundry room. The upper level offers two additional rooms, serving as versatile spaces for an office, playroom, or additional bedrooms. Located in proximity to numerous local attractions, this property allows a lifestyle of balance between relaxation and recreation. Walking enthusiasts will appreciate the trails of Pendle Sculpture Trail in nearby Barley, while foodies can indulge in a meal at The Sparrowhawk restaurant, followed by a refreshing drink at The Bay Horse bar. Afternoon tea can be savoured at Noggarth Tea Gardens, and those with young families will benefit from the nearby Roughlee Church Of England Primary School. With so much to offer, this property presents an ideal mix of comfort, convenience, and countryside charm.

GROUND FLOOR

With a solid wood front door leading into:

SUN ROOM 12'11" x 5'5" (3.95m x 1.67m)

A great addition to the property, overlooking the garden. Having spot lights, flag flooring and a utility cupboard with plumbing for a washing machine and space for the a tumble dryer.

KITCHEN 8'2" x 12'10" (2.49m x 3.93m)

A beautifully presented kitchen offering fitted wall and base units in grey, contrasting work surfaces over, panelled splash backs, space for a free standing fridge / freezer, 2x velux windows, stone flag flooring, a double glazed window to the side elevation, spot lights, Stoves oven, 5-ring hob and a Cooke & Lewis air extraction hood over with access through to:

DINING / SITTING ROOM 14'5" x 15'2" (4.40m x 4.64m)

Having flag flooring, spot lights and ample space for a dining table / chairs. Perfect for hosting. Also having 2x velux windows, 3x large double glazed windows with fitted blinds to the side elevation, beams, a staircase leading to the mezzanine area, understairs storage and open access to:

LIVING ROOM 11'10" x 16'7" (3.63m x 5.07m)

A spacious light and airy living room having flag flooring, vaulted ceiling, television point, fitted storage, 3x double glazed windows overlooking the garden, a patio door leading out to the garden and a fitted wood burner.

BEDROOM ONE 10'2" x 12'9" (3.12m x 3.91m)

A room of double proportions having flag flooring, beams, a double glazed window overlooking the garden and access through to:

ENSUITE SHOWER ROOM

A modern 3-piece suite comprising of: a shower cubicle, pedestal sink with mixer tap, low level w.c, flag flooring and a chrome radiator.

BEDROOM TWO 9'6" x 10'10" (2.92m x 3.31m)

Another room of double proportions having flag flooring, spot lights, fitted wardrobes and a double glazed window to the rear elevation.

ENSUITE BATHROOM

A contemporary 3-piece suite comprising of: a push button w.c, pedestal sink with a mixer tap, panelled bath with overhead shower, flag flooring, LED mirror and a frosted double glazed window to the rear elevation.

MEZZANINE

Located on the first floor and split into two separate rooms.

OCCASIONAL ROOM 13'5" x 10'8" (4.11m x 3.27m)

Having wood effect flooring, 1x radiator and a velux window.

OFFICE STUDY 14'5" x 11'5" (4.41m x 3.48m)

Currently utilised as a home office. Having wood effect flooring, 1x radiator and an arched feature window.

EXTERNALLY

Externally you will find a large garden with mature lawn, trees, flower beds, a stone built outhouse and parking for several cars. A great space for use during the warmer months. The plot is approximately 0.20 acres and has the potential for further development subject to planning consent.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/dam-head-studio>

PRECISE LOCATION

<https://w3w.co/wildfires.fanfare.forehand>

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

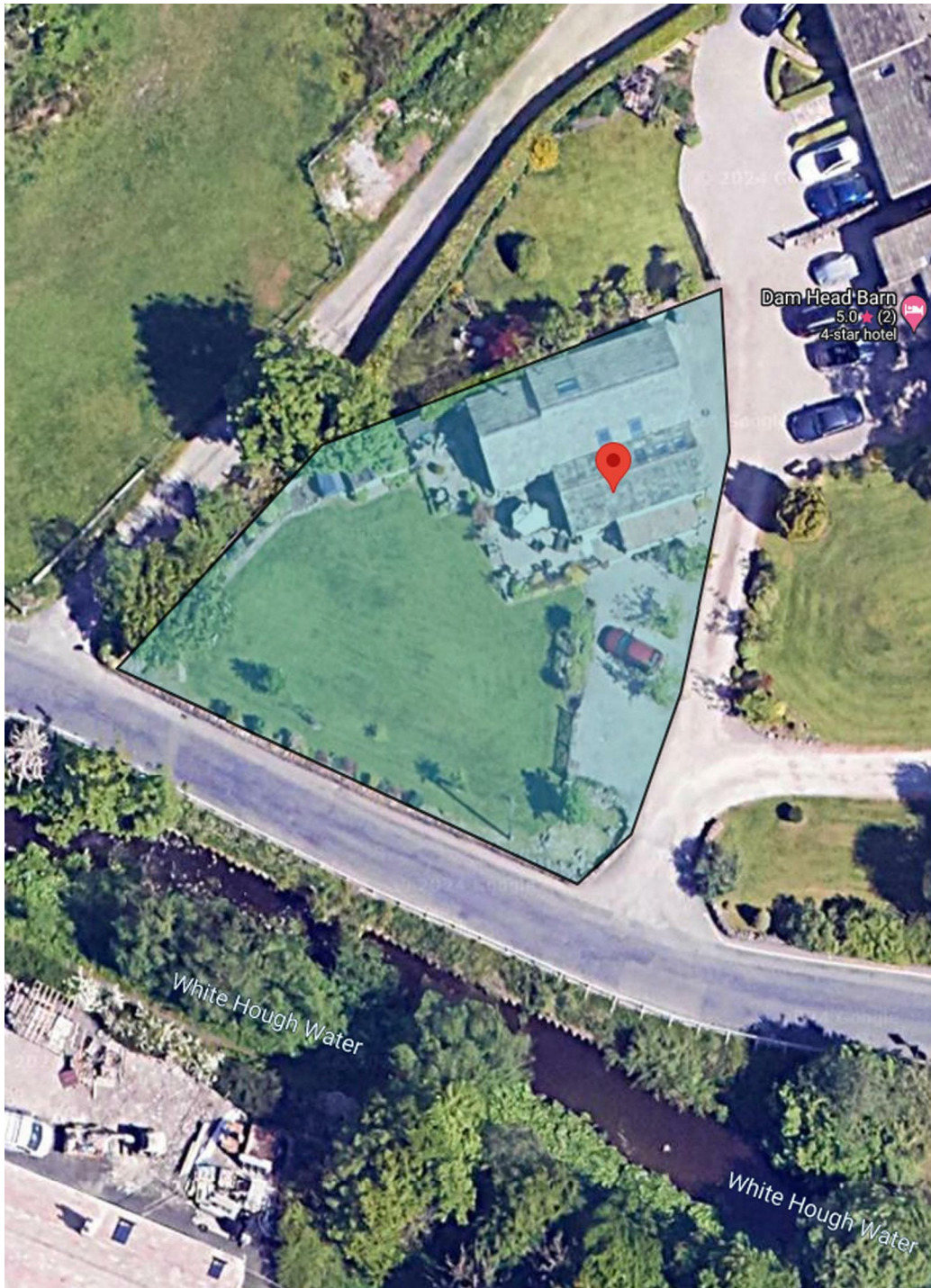


Hilton &
Horsfall

BB9 6NX

OUTSIDE

Externally you will find a large garden with mature lawn, trees, flower beds, a stone built outhouse and parking for several cars. A great space for use during the warmer months. The plot is approximately 0.20 acres and has the potential for further development subject to planning consent.





Approximate total area⁽¹⁾

1481.34 ft²
137.62 m²

Reduced headroom

159.43 ft²
14.81 m²



(1) 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



Hilton & Horsfall

55 Burn Road
Bury
Lancashire
BL9 9EX

ESTATE AGENT
IN COLNE & NELSON
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
t. 01282 560024

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
t. [01200 435667](tel:01200435667)