



Hilton &
Horsfall

BB9 6RQ

Pasture Head Farm, Barnoldswick Road, Blacko Offers In The Region Of £434,950

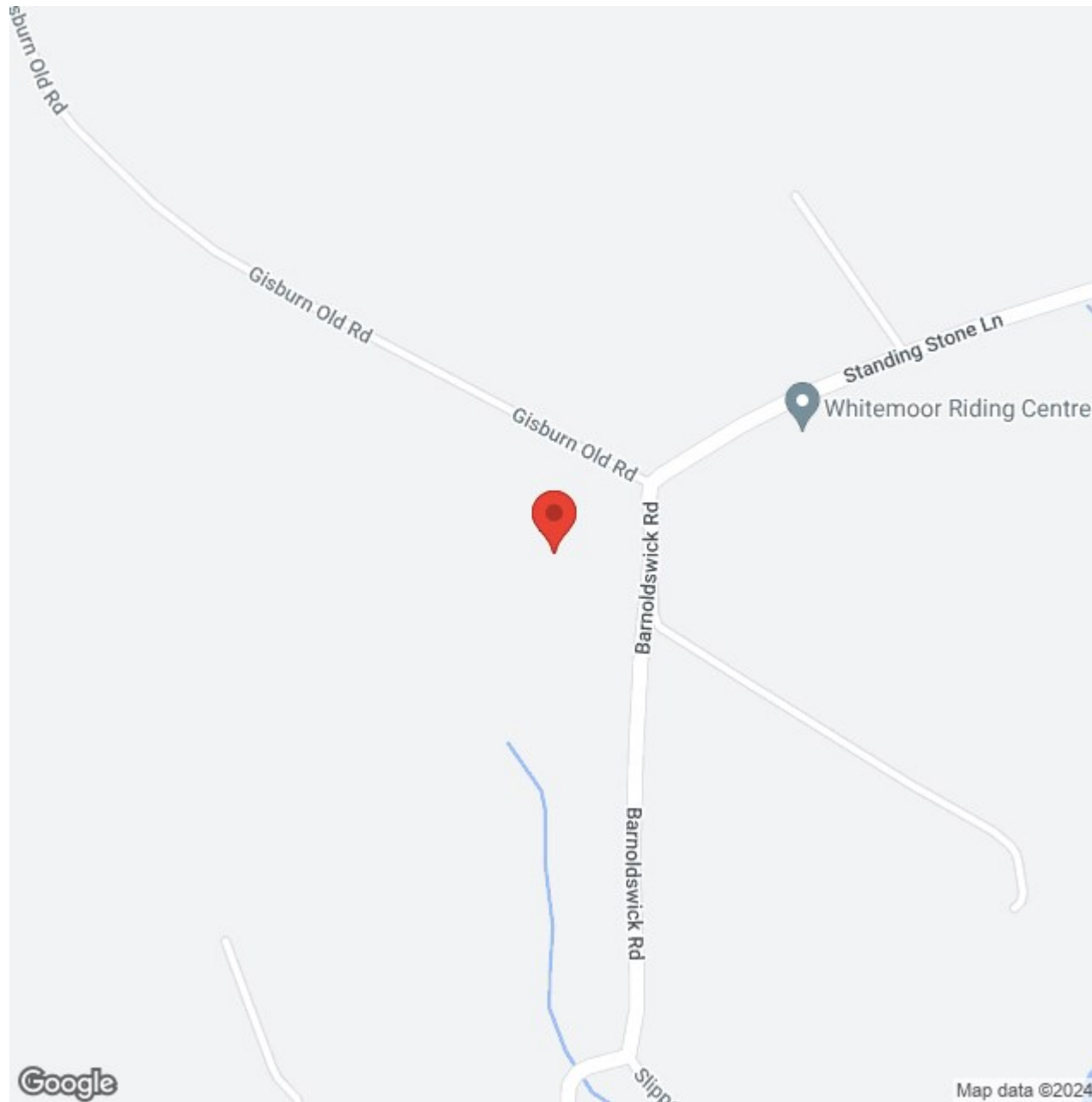
Situated in an idyllic spot on the outskirts of the popular village of Blacko, having the added benefit of the stunning open aspect countryside views. This farm house is oozing with character and charm throughout and has many noteworthy features, briefly comprising of: an entrance vestibule with original stone flag flooring, through to a large entrance dining hallway with an open balustrade staircase which leads to the first floor, a spacious living room, ground floor w.c, a fitted kitchen having inbuilt appliances and a third room which could be utilised as a home office or third bedroom. On the first floor you will find two well proportioned bedrooms with the master bedroom having a contemporary 3 piece en-suite shower room and a stunning 4 piece bathroom suite. Externally to the front elevation is a gravelled driveway providing ample space for off road parking for numerous cars, outside water supply and open aspect views. To the rear elevation you will find a patio area which leads to a large enclosed garden with mature trees, shrubs and ample space for garden furniture. Perfect for use during the summer months. This property has been maintained to a high standard throughout. Early viewings are advised to avoid disappointment.

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MAIN DESCRIPTION

Situated in an idyllic spot on the outskirts of the popular village of Blacko, having the added benefit of the stunning open aspect countryside views. This farm house is oozing with character and charm throughout and has many noteworthy features, briefly comprising of: an entrance vestibule with original stone flag flooring, through to a large entrance dining hallway with an open balustrade staircase which leads to the first floor, a spacious living room, ground floor w.c, a fitted kitchen having inbuilt appliances and a third room which could be utilised as a home office or third bedroom. On the first floor you will find two well proportioned bedrooms with the master bedroom having a contemporary 3 piece en-suite shower room and a stunning 4 piece bathroom suite.. Externally to the front elevation is a gravelled driveway providing ample space for off road parking for numerous cars, outside water supply and open aspect views. To the rear elevation you will find a patio area which leads to a large enclosed garden with mature trees, shrubs and ample space for garden furniture. Perfect for use during the summer months. This property has been maintained to a high standard throughout. Early viewings are advised to avoid disappointment.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

A bright and airy stone built entrance vestibule with 1x velux skylight, seating area, original stone flag flooring and a solid wooden door leading into:

ENTRANCE DINING HALLWAY 12'10" x 8'4" (3.933m x 2.549m)

A welcoming entrance dining hallway having wood flooring, ceiling beams, space for table and chairs, door to under stairs storage cupboard, and cast iron radiator.

HOME OFFICE / BEDROOM THREE 10'5" x 8'1" (3.177m x 2.480m)

A third ground floor room which is currently utilised as a home study/office with wood effect flooring, 1x central heating radiator, space for desk and chairs, recessed LED spotlights and uPVC double glazed window to the front elevation.

LIVING ROOM 14'11" x 11'10" (4.560m x 3.618m)

A spacious living room having wood flooring, exposed ceiling

beams, cast iron radiator, television point, space for settees, wall feature fireplace with log burning stove set within and uPVC double glazed window to the rear elevation.

GROUND FLOOR W.C.

A 2-piece bathroom suite comprising of: a low level w.c, wall hung sink, part tiled walls and a white modern radiator.

BREAKFAST KITCHEN 11'5" x 11'7" (3.496m x 3.546m)

Offering a range of fitted wall and base units with contrasting work surfaces over, barstool area, inset sink with chrome mixer tap, tiled flooring, AEG 4 ring induction hob with extractor hood above, space for a freestanding american fridge / freezer, integrated appliances such as: Cuple microwave, oven / grill, modern anthracite radiator, 2x french doors leading out to the rear garden and uPVC double glazed window to the side elevation with stone sills.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 13'2" x 15'0" (4.023m x 4.595m)

A room of double proportions with exposed ceiling beams, loft hatch with retractable ladder, space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

ENSUITE SHOWER ROOM

A 3-piece shower suite comprising of: a shower cubicle with a rainfall shower head, wall mounted floating vanity sink, part tiled walls, push button w.c, modern anthracite radiator and a frosted glass window to the side elevation.

BEDROOM TWO 11'1" x 8'8" (3.403m x 2.660m)

A well proportioned bedroom having exposed ceiling beams, 1x central heating radiator and uPVC double glazed window to the side elevation with stone sills.

HOUSE BATHROOM

A stunning 4 piece bathroom suite comprising of: a free standing bath with chrome mixer tap, wall mounted floating vanity sink, push button w.c, shower cubicle with rainfall shower head, 2x modern anthracite radiators, and a uPVC double glazed window to the front elevation.

EXTERNALLY

Externally to the front is a large gravelled driveway with parking

for numerous cars and open aspect views. To the rear elevation you will find a patio area with outside lighting, seating and space for garden furniture into a large enclosed garden with a meticulously maintained laid lawn with mature trees, shrubs and flower beds, pond and shed. Perfect for use during the summer months.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/pasture-head-farm>

PRECISE LOCATION

<https://w3w.co/cups.artist.beakers>

PUBLISHING

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OUTSIDE

Externally to the front is a large gravelled driveway with parking for numerous cars and open aspect views. To the rear elevation you will find a patio area with outside lighting, seating and space for garden furniture into a large enclosed garden with a meticulously maintained laid lawn with mature trees, shrubs and flower beds, pond and shed.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1112.55 ft²
103.36 m²

Reduced headroom

20.66 ft²
1.92 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.

GIRAFFE360





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