



## Preston Old Road, Blackburn, BB2 5NL

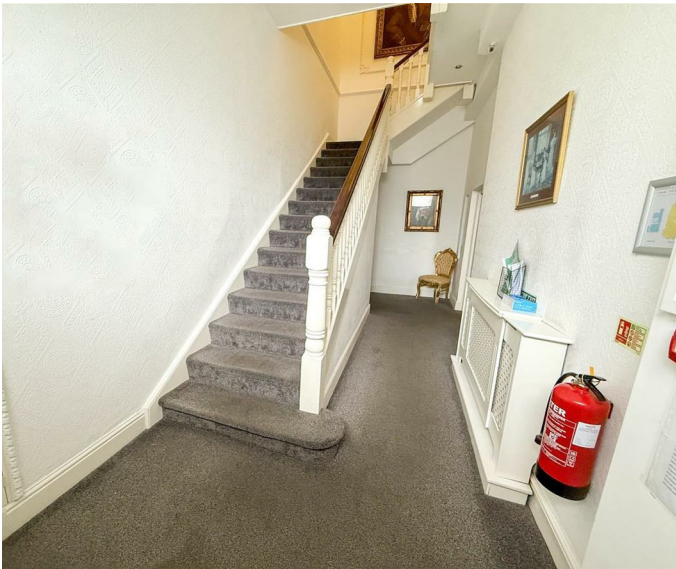
### Guide price £650,000

Nestled on Preston Old Road in Blackburn, this remarkable Grade II listed detached property, originally built in 1850, presents a unique opportunity for those seeking a spacious and characterful property that currently operates as a Care Home. Spanning an impressive 4,371 square feet, this residence has been recently renovated along with the erection of a detached annex.

The property boasts an expansive layout, featuring 11 bedrooms, 2 sitting rooms, orangery and full commercial kitchen. The property provides ample bathrooms/WC for both its staff and residents and includes a large amount of outdoor space to the front, side and rear of the property. The property also benefits from full planning permission for detached (part built) extension requiring completion, which will provide a further 5 large, single en-suite rooms.

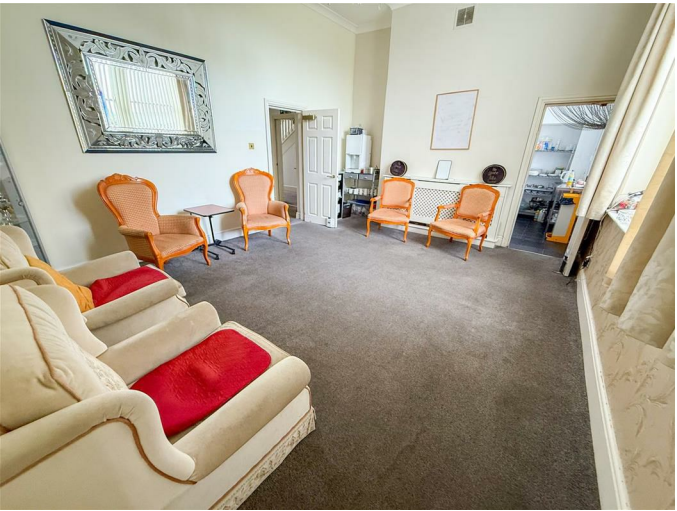
Set within private grounds, the property offers a sense of seclusion while remaining conveniently located near local amenities. The significant renovations have enhanced the building's original features, ensuring that the character of this historic home is preserved while providing the functionality required for contemporary living.

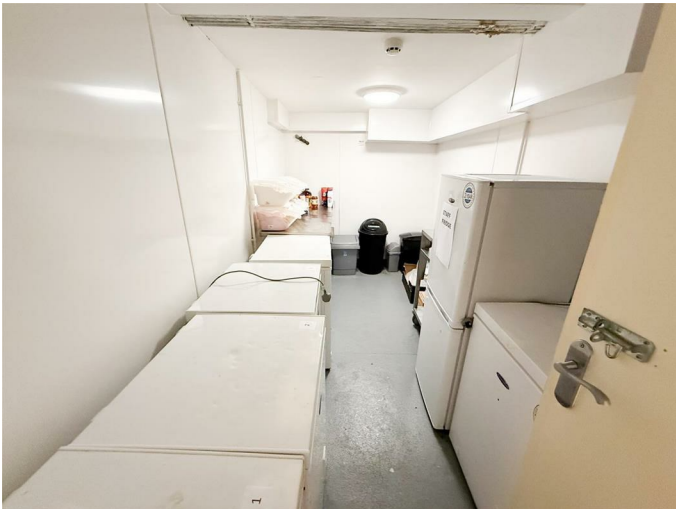
This property offers huge potential as a care home and currently has planning for C2 & E Use.













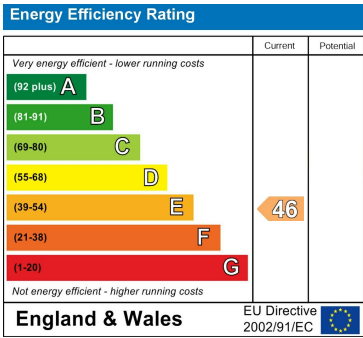


Floor Plan

Area Map



Energy Efficiency Graph



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