



Belthorn Road, Blackburn, BB1 2NY

Offers over £495,000

****Panoramic views** South-facing garden ****Luxury renovation** Large Balcony/Terrace ****No chain********

Nestled on Belthorn Road in the charming village of Belthorn, Blackburn, this exceptional detached bungalow offers a unique opportunity for those seeking a beautiful home with stunning views. This one-of-a-kind property boasts three spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those looking for extra space.

As you enter, you are greeted by an inviting open plan lounge, dining area and kitchen, designed for modern living and entertaining. The layout allows for a seamless flow between spaces, making it ideal for gatherings with family and friends. The kitchen is equipped with high-quality fixtures, ensuring that no expense has been spared in creating a stylish and functional environment.

One of the standout features of this property is its expansive gardens, which provide a tranquil retreat and ample space for outdoor activities. The gardens are complemented by arguably the best views in Blackburn, best enjoyed from the beautiful balcony that extends from the living area. Imagine sipping your morning coffee or enjoying an evening glass of wine while taking in the breath taking scenery.

This exceptional home also offers fantastic potential for further development, including the possibility of extending into a two-storey property or converting the garage to create additional living space, subject to the

Lounge 20'11" x 22'8" (6.39m x 6.91m)



A stunning open-plan living, dining and entertaining space finished to an exceptional standard, flooded with natural light from expansive floor-to-ceiling aluminium doors and windows which perfectly frames the far-reaching panoramic views.

The contemporary dining area flows seamlessly into the stylish lounge, featuring elegant wood flooring, recessed mood lighting and a striking feature media wall with inset fireplace and stone-effect surround. Large sliding doors open directly onto the outdoor terrace, creating an ideal indoor-outdoor living experience perfect for both relaxing and entertaining.



Finished in a sophisticated modern palette with high-quality fixtures throughout, this impressive room offers a luxurious yet welcoming feel at the heart of the home.





Kitchen 11'10" x 8'9" (3.63m x 2.68m)



A sleek and contemporary fitted kitchen finished to a high specification, featuring a stylish range of high-gloss wall and base units complemented by contrasting work surfaces, modern tiled splashbacks and wood flooring.

Designed with both practicality and style in mind, the kitchen benefits from integrated double ovens, induction hob, fridge freezer, dishwasher, inset sink unit, ample storage and generous preparation space, alongside contemporary stainless steel fittings and extractor hood.

Spotlighting and clean modern lines create a bright and sophisticated feel throughout, while the well-planned layout offers an ideal space for everyday family living and entertaining alike.





Master Bedroom with En-Suite & Walk-in Wardrobe
15'4" x 9'10" (4.68m x 3.00m)

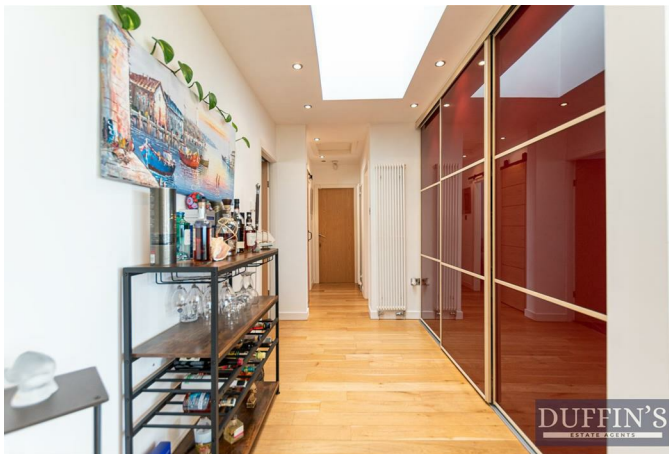


This impressive, light-filled master bedroom offers a tranquil and spacious retreat with a contemporary, neutral palette that creates a calm and sophisticated atmosphere. The room comfortably accommodates a large double bed and features wood flooring, recessed ceiling spotlights, and generous proportions.

Key features include:

- Luxurious en-suite bathroom directly accessible from the bedroom
- Generous walk-in wardrobe with excellent shelving and hanging space for ample storage
- Large balcony doors allowing plenty of natural light

Hallway

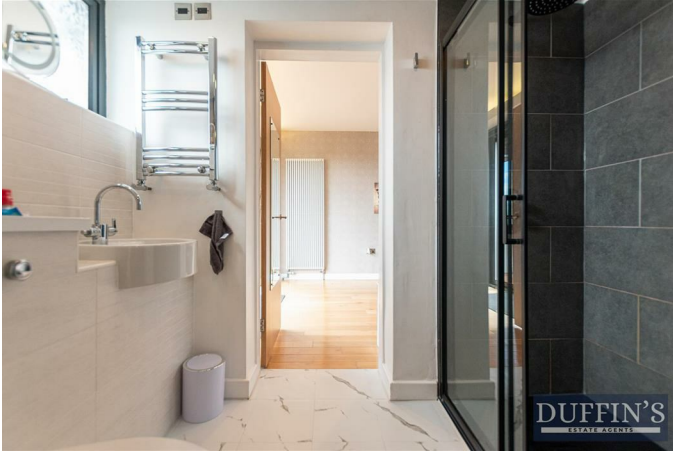


This is a versatile and well-proportioned bedroom, ideal as the principal suite in the home. Perfect for those who appreciate both style and practicality in their private space.



This impressive, wide hallway forms the heart of the home, offering a bright, welcoming, and practical thoroughfare with a strong sense of flow and light. The generous hallway benefits from a large skylight and recessed ceiling lighting, which floods the space with natural light and creates a lovely sense of volume. Finished with beautiful wood flooring and crisp white walls, it feels modern, airy, and easy to maintain. There is the added benefit of fitted storage space.

Ensuite



This en-suite bathroom is finished to an excellent standard and offers a bright, modern space perfect for a relaxing start or end to the day.

The room features a stylish combination of crisp white and deep charcoal grey tones, complemented by lino flooring. A generous walk-in shower with frameless glass screen and dark tiled walls creates a sleek, spa-like feel. The WC and stylish white wall-mounted basin keep the space feeling open and easy to maintain.



Bedroom Two 10'0" x 11'11" (3.07m x 3.64m)



This well-proportioned double bedroom is beautifully presented with a bold, contemporary feel. The striking teal feature wall with an abstract white line pattern creates real impact and character, perfectly complemented by crisp white walls and wood flooring. This room also has a wood flooring which faces the front of the property.



Bedroom Three 8'9" x 9'10" (2.67m x 3.00m)



This well-proportioned double bedroom is filled with natural light and offers a calm, welcoming space with a lovely fresh feel.

The room features a striking blue feature wall complemented by crisp white walls, creating a modern and uplifting atmosphere. The wooden window with allows in natural light while the contrasting flooring offers a contemporary look.



Family Bathroom 6'7" x 11'0" (2.02m x 3.36m)



A luxurious bathroom suite finished to an exceptional standard, offering a true spa-like feel. Featuring a stylish inset bath, sleek vanity unit sink, WC and a

spacious walk-in rainfall shower enclosure with glass screening, this impressive bathroom combines both elegance and functionality.

Beautifully tiled throughout with contrasting feature panels and modern flooring, the space is enhanced by recessed spotlighting and a striking monochrome finish.



Loft Space



The property also offers exciting scope for future development, with excellent potential to convert the loft space into a substantial two-storey home, subject

to the necessary planning permissions and building regulations. This presents a fantastic opportunity for buyers looking to expand the living accommodation and further enhance the value and versatility of this already impressive property.

Balcony



This stunning terrace offering breath taking panoramic views over the surrounding countryside. The deck features beautiful flooring and sleek glass-and-steel balustrades, creating a modern, open feel that perfectly complements the expansive scenery.

This is the perfect space to relax and take in the view. Ideal for al fresco dining and social gatherings. There is the added benefit of a balcony awning for those sunny days.



Panoramic Far-Reaching Views from the balcony



This exceptional elevated position offers one of the most impressive outlooks in the area, with sweeping panoramic views stretching across rolling Lancashire countryside.

From the property, you can enjoy uninterrupted vistas over patchwork fields, woodland, and distant hills. On a clear day, the views are even more spectacular, encompassing:

- Darwen Tower prominently visible on the horizon
- Blackpool Tower in the far distance
- Views right across to the Isle of Man across the Irish Sea

The outlook combines beautiful rural scenery with a sense of openness and space, making it perfect for those who appreciate countryside living while remaining conveniently connected. Whether enjoying morning coffee or evening sunsets, this elevated vantage point delivers breath taking, ever-changing views throughout the day and across the seasons. A rare and highly desirable aspect that truly sets this home apart.



Garden



A stunning, south-facing garden with sweeping lawns and mature landscaping. This beautifully presented garden offers a generous expanse of level, manicured lawn ideal for families, entertaining, or simply relaxing in the sun. The impressive sweep of vibrant green grass is framed by thoughtfully planted borders filled with colourful shrubs, perennials, and specimen plants that provide year-round interest.

The garden has been well cared for and is ready to enjoy immediately. A fantastic outdoor space that seamlessly blends with the modern family home, offering excellent scope for alfresco living and summer gatherings. Perfect for those seeking a spacious, established garden in a desirable location.





External



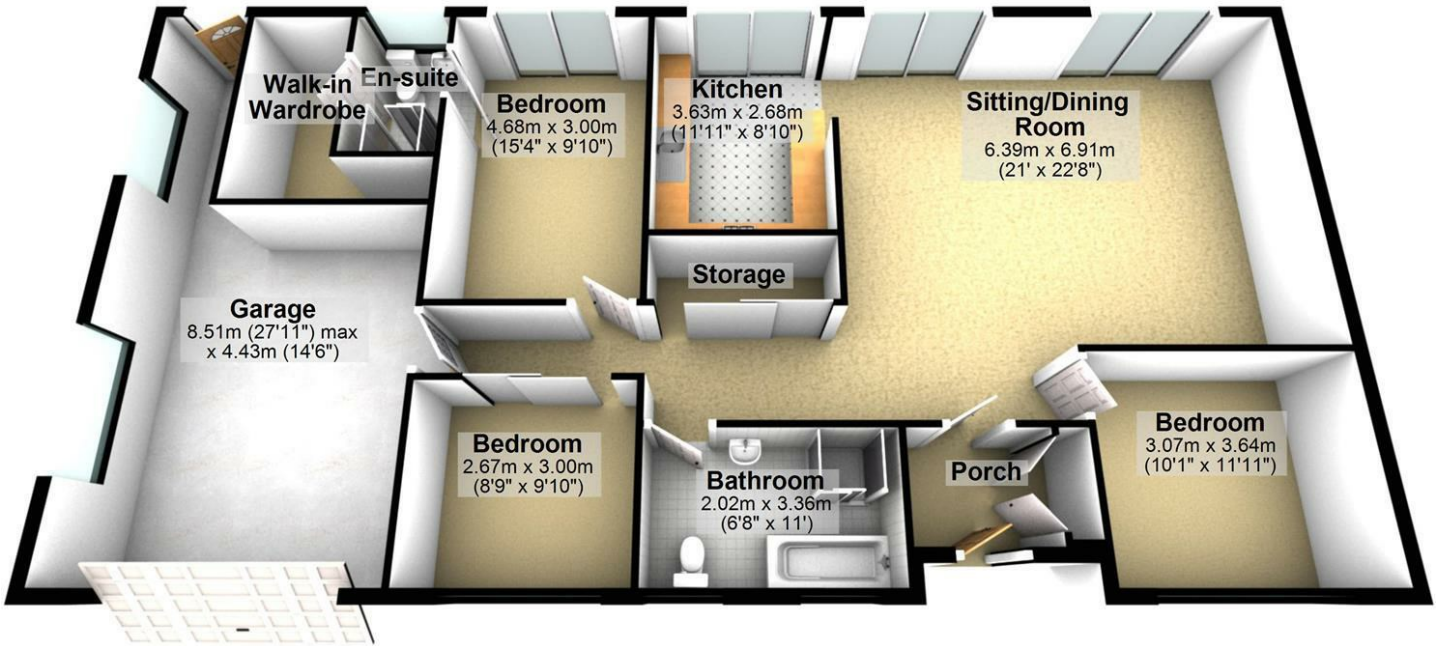
This beautiful detached bungalow is located in the heart of Belthorn, offering a prime residential setting. The driveway provides generous space for off road parking, ensuring convenience for residents and guests alike. The property further benefits from solar panels, offering improved energy efficiency and the potential for reduced running costs.





Floor Plan

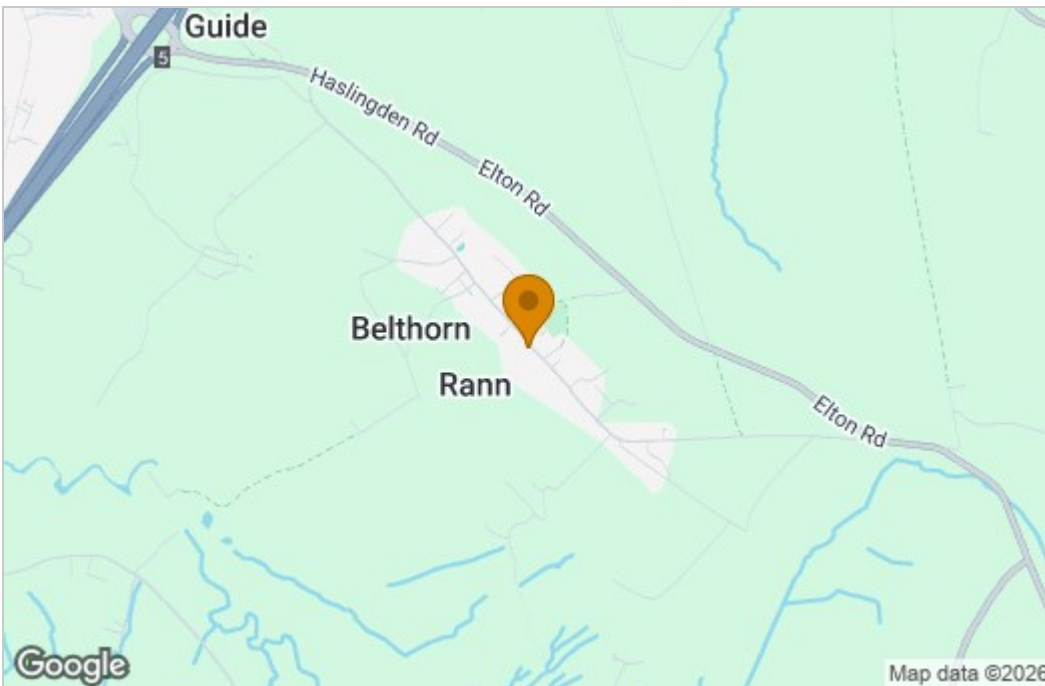
Ground Floor



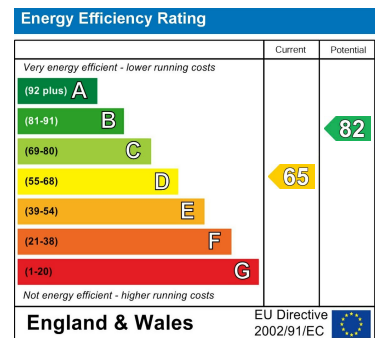
Whilst every effort has been made to ensure the accuracy of these floorplans, measurements are approximate and should not be relied upon. The floorplans are for illustrative purposes only. Plan produced using PlanUp.

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Area Map



Energy Efficiency Graph



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