



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	82
EU Directive 2002/91/EC		

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Side Beet Lane, Blackburn, BB1 4AT

£675,000

AN EXCEPTIONAL END COTTAGE PROPERTY WITH EQUESTRIAN FACILITIES AND OVER 2 ACRES OF LAND

Nestled in the charming semi-rural area of Rishton, Blackburn, we are delighted to present this exceptional end cottage, set on approximately 2.75 acres of picturesque land. This remarkable property, currently functioning as a successful equestrian space, offers a unique opportunity for those seeking a blend of countryside living and modern comfort. The cottage features four spacious bedrooms, each designed with style and comfort in mind. The main bedroom is complemented by an en suite shower room, providing convenience for family. The first floor is thoughtfully laid out, with access to a well-appointed bathroom and a staircase leading to the second floor. Upon entering, you are greeted by a welcoming hallway that leads to an open-plan kitchen and living area, perfect for both entertaining and everyday living. This space flows seamlessly into a second living area, creating a warm and inviting atmosphere. The property is adorned with modern fixtures and fittings throughout, ensuring a stylish yet comfortable environment. What truly distinguishes this property are the outstanding equestrian facilities. With five stables, a tack room/barn, a sheltered hay area, and a Lego block muck heap, it is a dream come true for equestrian enthusiasts. The surrounding land provides ample space for horses to roam freely, while the beautifully landscaped gardens, featuring laid-to-lawn areas and Indian stone paving, offer a serene setting for outdoor relaxation. Additionally, the property boasts ample off-road parking and a garage, ensuring convenience for residents and visitors alike. Having undergone significant renovations, this cottage is ready for you to move in and enjoy the perfect blend of rural charm and modern living. This is a rare opportunity to acquire a truly remarkable home in a stunning location.

Side Beet Lane, Blackburn, BB1 4AT
£675,000

**4**

**2**

**2**

**C**

- Stunning End Terrace Cottage with Approx. 2.75 Acres of Land
 - Two Bathrooms
 - Ample Off Road Parking and Garage
 - EPC Rating C

- Equestrian Facilities
 - Presented to Highest Standard Throughout
 - Tenure Freehold

- Four Bedrooms
 - Picturesque Surroundings
 - Council Tax Band D

Ground Floor

Entrance Hall

10'11 x 8'8 (3.33m x 2.64m)
Solid oak double glazed front door, spotlights, smoke detector, tiled flooring with underfloor heating, under stairs storage, oak doors leading to WC, utility, oak single glazed door to open plan kitchen and stairs to first floor.

WC

3'10 x 2'7 (1.17m x 0.79m)
Dual flush WC, wall mounted wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Utility

4'8 x 4'3 (1.42m x 1.30m)
Plumbing for washing machine, boiler, wood effect work surfaces, extractor fan and tiled flooring with underfloor heating.

Kitchen

13'11 x 10'2 (4.24m x 3.10m)
Hardwood double glazed sash window, range of wall and base units with wood and marble work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with high spout spring mixer tap, four door Smeg range cooker with seven ring gas hob and extractor hood, space for fridge freezer, under unit lighting, spotlights, smoke detector, Woodpecker herringbone engineered oak flooring and open access to reception room.

Reception Room

19'4 x 11'6 (5.89m x 3.51m)
Spotlights, television point, Woodpecker herringbone engineered oak flooring with underfloor heating, oak single glazed door to dining room and composite double glazed door to rear.

Dining Room

15'0 x 13'5 (4.57m x 4.09m)
Hardwood double glazed sash window, skylight, upright central heating radiator, spotlights, cast iron multifuel burner, television point, exposed stone wall, solid oak flooring and composite double glazed bi-folding doors to rear.

First Floor

Landing

12'9 x 5'11 (3.89m x 1.80m)
Central heating radiator, smoke detector, spotlights, oak doors leading to three bedrooms, family bathroom and stairs to second floor.

Bedroom Two

19'4 x 10'0 (5.89m x 3.05m)
Hardwood double glazed sash window, central heating radiator, television point, spotlights and fitted wardrobes.

Bedroom Three

11'8 x 10'0 (3.56m x 3.05m)
Hardwood double glazed sash window, central heating radiator and television point, fitted wardrobes and dressing table.

Bedroom Four

11'8 x 8'9 (3.56m x 2.67m)
Hardwood double glazed sash window, central heating radiator, spotlights, television point and wood effect laminate flooring.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)
Hardwood double glazed sash window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor dan and wood effect lino flooring.

Second Floor

Landing

8'4 x 5'11 (2.54m x 1.80m)
Velux window, oak doors leading to bedroom one and eave storage.

Eaves

7'4 x 6'6 (2.24m x 1.98m)
Fitted wardrobes.

Bedroom One

11'11 x 10'0 (3.63m x 3.05m)
Velux window, central heating radiator, integrated storage, spotlights, wood effect laminate flooring and door to en suite.

En Suite

8'9 x 4'1 (2.67m x 1.24m)
Heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, tiled flooring and wood effect laminate flooring.

External

Rear Enclosed garden with laid to lawn, Indian stone paving, electric double gates to ample off road parking, access to four acres, five stables, tack room/barn, sheltered haylage area, three paddock field, arena and turn out pen with waxed surface and on grid system (400SQM), Lego block muck heap and surrounding fencing. Arena 180'5 x 82'0 (54.99m x 24.99m) Equestrian all weather Sound Track surface.

Stable One

11'5 x 11'4 (3.48m x 3.45m)

Stable Two

11'7 x 11'4 (3.53m x 3.45m)

Stable Three

11'6 x 11'4 (3.51m x 3.45m)

Stable Four

11'8 x 9'4 (3.56m x 2.84m)

Stable Five

11'8 x 9'3 (3.56m x 2.82m)

Front

Laid to lawn garden, Indian stone paving, double driveway and access to garage.

