



101 Cemetery Lane

Burnley

A rare and highly versatile opportunity, this substantial three-bedroom home combines generous family accommodation with an adjoining commercial workshop, making it ideal for families, business owners or anyone looking for the flexibility to run a business from home, subject to any necessary consents.

The residential accommodation is arranged over two floors and offers multiple reception spaces, a fitted kitchen, three well-proportioned double bedrooms, one with en suite facilities, and a main family bathroom. A particularly useful feature is the internal lift linking the ground floor dining area with the first-floor landing, adding further practicality to the home.

Externally, the property benefits from large gardens, generous off-road parking and a substantial garage with electric roller doors. To the side, the attached commercial workshop provides an exceptional amount of space with its own entrance, roller shutter access, three-phase electricity supply, solar panels with battery storage and a separate title, creating a highly practical setup for trade, storage, commercial or hobby use.

Further features include oil-fired central heating, a hot water and header tank system, septic tank drainage and a generous overall plot. The residential property and surrounding land is leasehold with and the property falls within Council Tax Band F.



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Ground Floor

The ground floor offers a generous and highly versatile arrangement, blending traditional character with substantial living space. The living room is a standout feature, with exposed stonework, decorative coving, a feature fireplace with inset stove and large windows providing excellent natural light. Double doors open into the bright adjoining conservatory, creating an easy connection between the main living space and garden. The kitchen is fitted with an extensive range of timber wall and base units, contrasting granite surfaces, tiled walls and integrated cooking appliances, with space for a dining table. A separate dining room provides further formal entertaining space and retains decorative period detailing. Additional space includes a hot tub room to the rear accessed through the garage with useful storage, utility provision and WC.

Workshop

The property is complemented by a substantial attached workshop, accessed internally via the adjoining garage space and offering an exceptional opportunity for anyone looking to operate a business from home, subject to any necessary consents. The workshop sits on a separate title and provides a vast open-plan working area with roller shutter access, generous floor space, high ceilings and useful mezzanine/storage areas above. Its scale and configuration make it suitable for a wide range of commercial, trade, storage or hobby uses. Importantly, the workshop benefits from its own three-phase electricity supply, together with solar panels and battery storage, which we understand were installed approximately six years ago. This creates a rare and highly practical combination of residential accommodation and dedicated business premises within the same overall setting, while retaining a clear distinction between the home and workspace.

First Floor

The first floor continues the generous proportions of the home, offering three well-sized double bedrooms arranged around a spacious central landing. The main bedroom is particularly impressive, with excellent floor space, a range of fitted wardrobes and plenty of natural light, a real gem of the property.











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GARDEN

Externally, the property enjoys generous and well-established garden space to both the front and rear, with excellent scope for outdoor entertaining, parking and day-to-day family use. The frontage is enclosed by stone walling and railings, giving a strong sense of privacy and separation from the road. To the rear, the gardens are particularly impressive, with a broad lawn, mature hedging, shrubs and planted borders creating a private and attractive setting. A large cobbled patio sits directly off the house, ideal for outdoor seating and entertaining, while the adjoining conservatory and glazed hot tub room connect naturally with the outside space.

DOUBLE GARAGE

2 Parking Spaces

OFF STREET

1 Parking Space

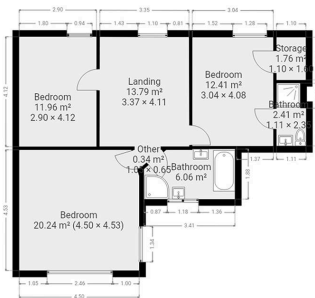
SECURE GATED

1 Parking Space

DRIVEWAY

ON STREET

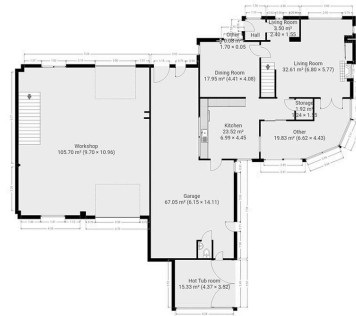
1 Parking Space



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Total Property Area: approx - 360 Sq Meters (3,875 Sq Feet)

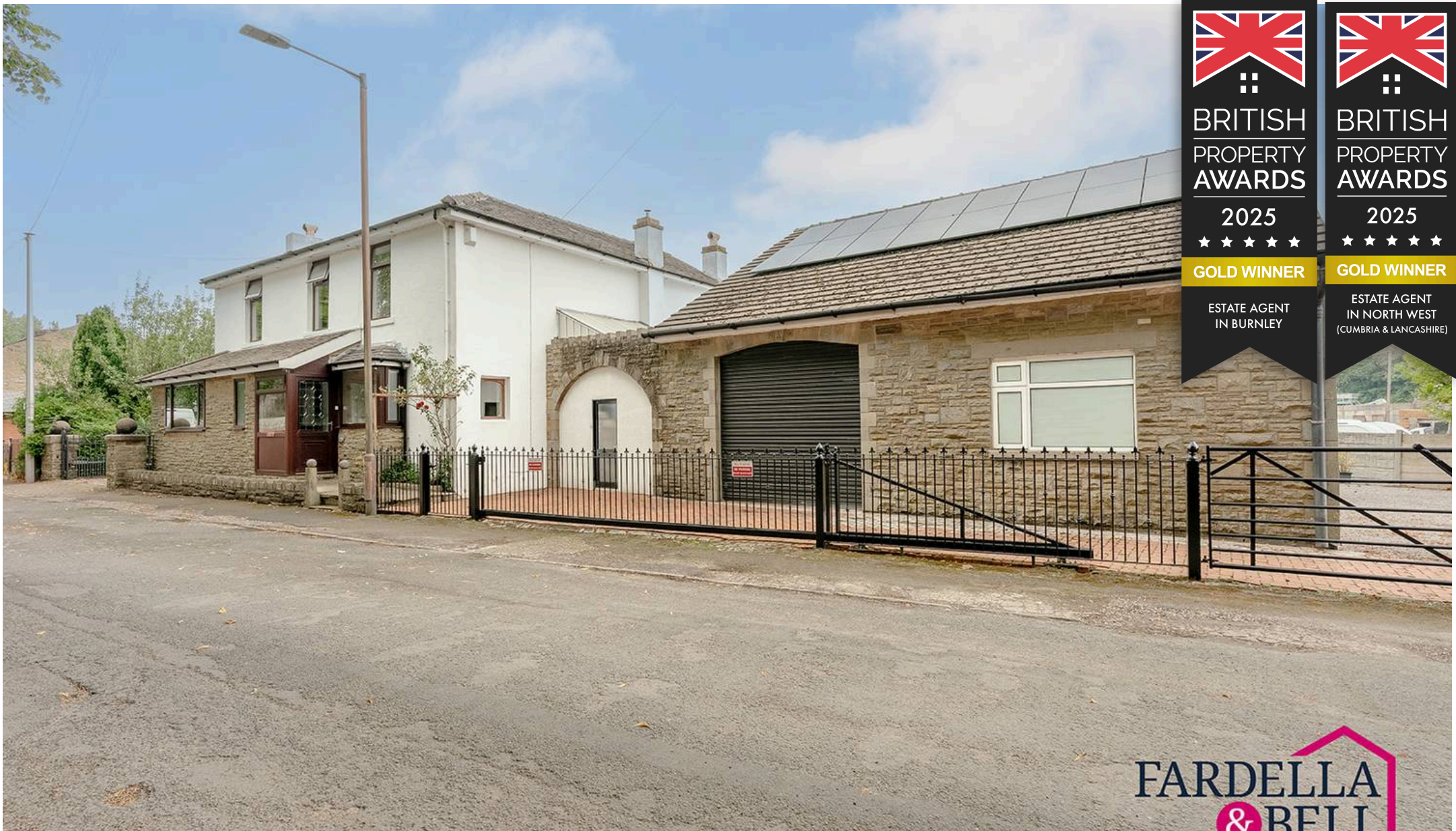
This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any lost floor area), openings and dimensions are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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