









Garsden Avenue, Blackburn, BB1 2DZ

£475,000

AN EXCEPTIONAL EQUESTRIAN OPPORTUNITY WITH APPROXIMATELY THREE ACRES AND OUTSTANDING BUSINESS POTENTIAL

Occupying an enviable position on the outskirts of Blackburn, surrounded by rolling countryside, this substantial equestrian property presents a rare opportunity to acquire a versatile residence with extensive facilities and remarkable potential. Combining a three-bedroom semi-detached home with approximately three acres of land, this distinctive offering is ideally suited to equestrian enthusiasts, investors and those seeking an idyllic countryside lifestyle with commercial prospects.

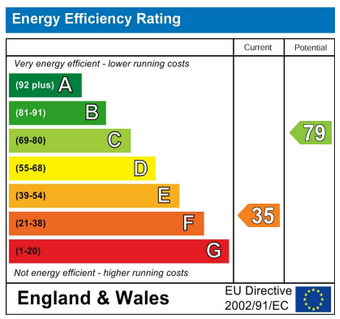
Situated on Garsden Avenue in Knuzden, the property benefits from convenient access to local amenities, transport links, feed merchants and an excellent network of off-road hacking routes. The residence offers an exciting opportunity for transformation, having already undergone improvements including a new boiler and plastering. With further modernisation required, the property provides a blank canvas to create a bespoke family home tailored to individual tastes.

Internally, the accommodation comprises two reception rooms, a fitted kitchen, utility/garden room, three bedrooms and a three-piece shower room.

The property's true distinction lies within its impressive equestrian facilities, featuring stabling for approximately ten to eleven horses, an arena, dedicated tack and feed rooms, a barn, workshop, substantial shed and double outbuilding. These facilities offer considerable scope to establish a professional equestrian enterprise, including full or DIY livery services, subject to refurbishment and any necessary consents.

Further enhancing the property's versatility is a two-bedroom static caravan with power and central heating, alongside wrap-around gardens and ample off-road parking.

A remarkable opportunity where countryside living, equestrian ambition and entrepreneurial potential combine to create something truly extraordinary.



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- Equestrian Property
- Approx Three Acres Of Land
- Off Road Parking
- EPC Rating F
- Three Bedroom Semi Detached Property
- Complete Blank Canvas
- Tenure Freehold
- Eleven Stables, Tack Room & Arena
- New Central Heating/Plastering
- Council Tax Band E

Ground Floor

Entrance
Hardwood door to the entrance vestibule.

Entrance Vestibule
3'6 x 3' (1.07m x 0.91m)

Door to the hallway.

Hallway
12'5 x 3 (3.78m x 0.91m)

UPVC double glazed window, central heating radiator, exposed floorboards, stairs to the first floor and doors to two reception rooms.

Reception Room One
12'11 x 12'8 (3.94m x 3.86m)

UPVC double glazed bay window, two central heating radiators, cornice coving, two feature wall lights, gas fire, television point.

Reception Room Two
16'7 x 12'10 (5.05m x 3.91m)

UPVC double glazed window, hardwood single glazed window, central heating radiator, dado rail, understairs storage and door to the kitchen.

Kitchen
10'8 x 8'11 (3.25m x 2.72m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, ceramic sink with mixer tap, tiled flooring and door to the utility/garden room.

Utility/Garden Room
8'10 x 6'6 (2.69m x 1.98m)

Polycarbonate roof, hardwood single glazed windows, range of base units with laminate surfaces, composite sink with drainer and mixer tap, plumbing for washing machine, space for fridge, tiled flooring and hardwood single glazed door to the rear.

First Floor

Landing
10'8 x 5'11 (3.25m x 1.80m)

Loft access and doors to three bedrooms and shower room.

Bedroom One
16'7 x 12'9 (5.05m x 3.89m)

Two UPVC double glazed windows, central heating radiator, coving, newly installed Worcester boiler.

Bedroom Two
10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three
10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed window and central heating radiator.

Shower Room
7' x 4'11 (2.13m x 1.50m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, electric feed shower unit, tiled elevations and tiled flooring.

External
3 acres of land. Approximately 3 acres of land with ten/eleven stables, tack room, hay store, two outbuildings, grazing fields and arena, off road parking for multiple vehicles and a two bedroom static caravan with a kitchen/living area and shower room.

Stable One
14'5 x 12 (4.39m x 3.66m)

Stable Two
12 x 10 (3.66m x 3.05m)

Stable Three
12 x 10 (3.66m x 3.05m)

Stable Four
12 x 10 (3.66m x 3.05m)

Stable Five
12 x 10 (3.66m x 3.05m)

Stable Six
15'5 x 11'10 (4.70m x 3.61m)

Stable Seven
11'3 x 6'5 (3.43m x 1.96m)

Tack Room
14'10 x 12 (4.52m x 3.66m)

Stable Eight
11'10 x 11'9 (3.61m x 3.58m)

Stable Nine
11'9 x 11'5 (3.58m x 3.48m)

Stable Ten
11'9 x 9'5 (3.58m x 2.87m)

Hay Store
11'9 x 9'7 (3.58m x 2.92m)

Stable Eleven/Outbuilding
28'7 x 9'5 (8.71m x 2.87m)

Outbuilding
29'9 x 21'5 (9.07m x 6.53m)










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