



Higher Woodhead

Belthorn, Blackburn BB1 2NP



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For Sale as a Whole
Offers in the Region of £525,000

- Stunning Rural Location
- Potential re-development Opportunity
- Total plot size circa 6.5acres (2.6hectares)
- Detached farmhouse requiring modernisation
- Detached barn, former shippon, lean to, and three loose boxes

The property is situated within the village of Belthorn. Within close proximity to Blackburn, Darwen and the wider East Lancashire motorway network.

Belthorn benefits from a primary school, amenities such as pubs and restaurants with convenience stores located nearby.

Blackburn: 4 miles

Darwen: 4 miles

Burnley: 15 miles

Directions

From Blackburn/ M65 follow the signs to Belthorn. On entering the village continue to the dip in the road, at the War Memorial turn right following the road down to the property.



Particulars of sale

Higher Woodhead is located in a picturesque rural spot, enjoying unspoilt views to Darwen Tower and beyond. The property comprises a detached farmhouse and outbuilding and detached stone barn internally benefitting from loose boxes, a former shippon and lean to providing parking. Requiring modernisation, the farmhouse could make an ideal family home, along with the stone barn which could have great re development potential (subject to the necessary consents) The property sits in approx. 6.5ac (2.6ha) of agricultural land which surrounds both barn and farmhouse.

Ground Floor

Utility Room

6.05m x 2.09m
Former dairy, flag floor.

Living Room

5.44m x 4.54m
Flag floor, built in storage cupboard multi fuel burner, double glazed window to the front and rear and storage heater. Door to access stairs and door to

Dining Room

4.50m x 3.80m
Double glazed window to front, flag floor, fireplace with inset stove and storage heater

Kitchen

2.05m x 5.95m
Range of fitted wall and base units with range cooker, window to the rear and storage heater, door from utility room.

First Floor

Landing

Window to the rear, loft access hatch and storage cupboard.

Master Bedroom

4.84m x 3.45m
The third bedroom has two double glazed windows to the front and side and storage radiator.

Bedroom 2

4.56m x 3.46m
The second bedroom has a double-glazed window to the front and storage heater.

Bedroom 3

3.48m x 3.75m
With front double-glazed window and storage heater.

Bathroom

3.85m x 2.45m
The bathroom has fully tiled walls with a four-piece suite comprising wash hand basin, WC, bath and corner shower cubicle. Double-glazed window to the rear.

Outside

Front and side gardens envelope the property divided by stone wall with gate. With cobbled yard area and access to surrounding land.

Traditional barn

25.78m x 10.47m
A large stone under slate traditional barn comprising former shippons, stables, barn and storage. Traditional hay loft.

Storage building

7.34m x 7.35m
Mono-pitch steel frame storage building under sheet clad roof.

Traditional building

7.35m x 5.43
Small general purpose traditional building. Stone under fibre cement.

Land

The plot extends to approx. 6.5ac (2.6ha) of pasture land, which wraps around both the farmhouse and barn.

Classified as Grade 4 according to Natural England's Agricultural Land Classification Maps, the pasture is gently undulating in nature and is well suited to livestock grazing.

The land is enclosed by mature hedgerows and, in part, livestock fencing and stone walls.

Services

The property benefits from a mains water, electricity and a private drainage system.

Tenure

The property is freehold, is currently tenanted however is offered with vacant possession on completion.

Rights of Way, Easements and Wayleaves

The property is sold subject to all existing rights of way, wayleaves and easements.

Access

Access to the property is via driveway off Belthorn Road, which Higher Woodhead benefits from a

right of access. This is shown on plan attached highlighted in orange.

Viewings

The property is available to view strictly by appointment with P Wilson & Company. Prospective purchasers should not approach the property, or the tenant directly. Viewings will be carried out on a block viewing basis with dates to be confirmed, so and not to cause any unnecessary disruption to the tenant. All enquiries should be addressed to Leah Halik at P Wilson & Company.

leah.halik@pwcsurveyors.co.uk

Tel: 01772 882277

Method of Sale & Guide Price

The property is offered for sale by private treaty. Offers are sought in the region of £525,000.

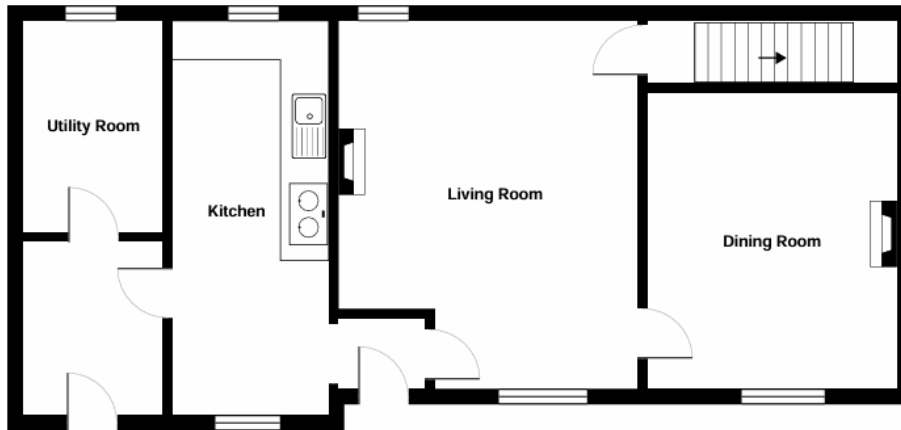
Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property

Please Note:
Misrepresentation Act 1967
Consumer Protection from Unfair Trading Regulations 2008
Business protection from Misleading Advertising Regulations 2008

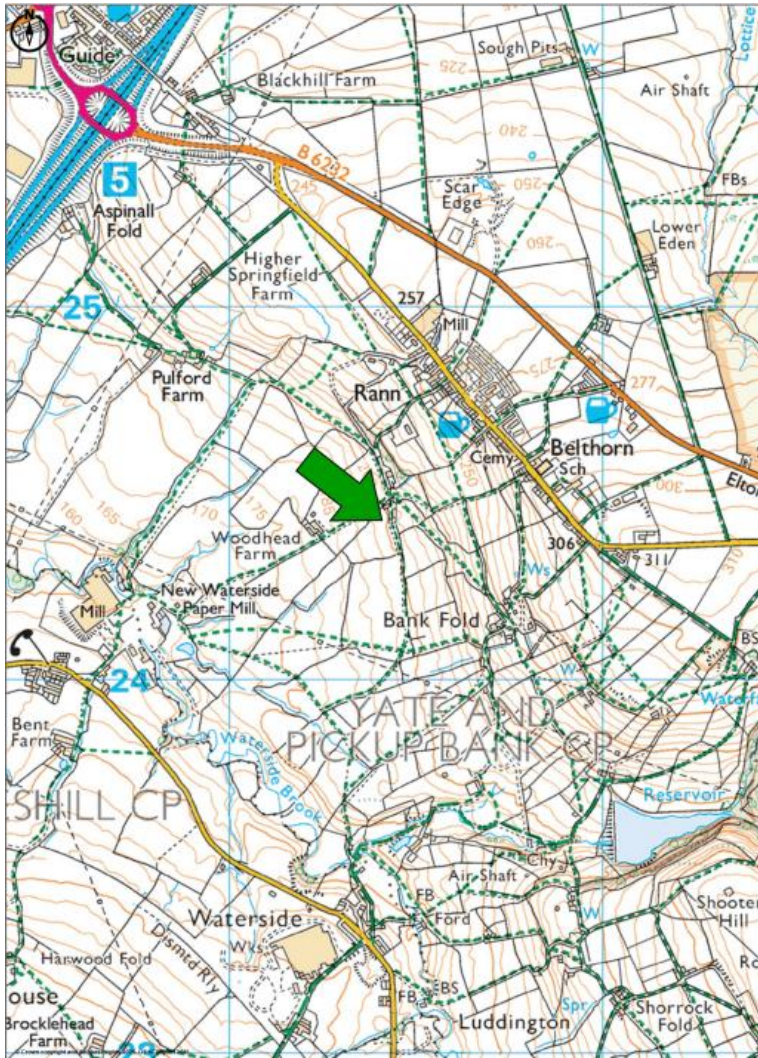
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- [b] Any electrical or other appliances of the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



The plans are not to scale and are provided for information purposes only OS Licence No: 100020449



