



Bleak House Pasturegate

Burnley

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Imposing Character Home Dating Back to Circa 1880
- Four Generously Proportioned Bedrooms
- Two Spacious Reception Rooms with Log-Burning Stoves
- Contemporary Kitchen with Granite Worktops
- Gas Central Heating
- Substantial Double Garage with Electric Roller Doors
- Council Tax Band E + Freehold Tenure
- Extensive Gardens + Driveway Parking



Ground Floor

The ground floor of this impressive period home has been extensively renovated, combining original character with substantial modern improvements. A striking entrance hall sets the tone, showcasing rich panelling, decorative joinery and a grand staircase. The reception rooms are beautifully proportioned, enhanced by high ceilings, ornate detailing, large windows and log-burning stoves creating warm and inviting focal points. New flooring has been installed throughout, alongside replacement joists and renewed joinery. The spacious dining kitchen has been completely upgraded with contemporary cabinetry, a central island, granite worktops and generous space for family dining, while retaining the elegance of the original architecture. A separate utility room provides valuable storage and laundry space, with a useful downstairs WC nearby.

First Floor

The first floor continues to showcase the home's impressive proportions and original period character, with a spacious landing featuring rich timber detailing, panelled doors and an elegant balustrade. Four well-proportioned bedrooms provide flexible accommodation for families, guests or those requiring a home office. Each room benefits from excellent natural light through the property's distinctive windows, with attractive outlooks across the surrounding gardens or towards the wider landscape beyond. The principal bedrooms offer particularly generous dimensions, with ample room for freestanding furniture and storage. Completing the first floor is the main family bathroom, fitted with a bath, separate shower enclosure, washbasin and WC. Altogether, this level offers a comfortable and versatile arrangement of rooms, complemented by far-reaching views and the architectural character found throughout this substantial period home.









GARDEN

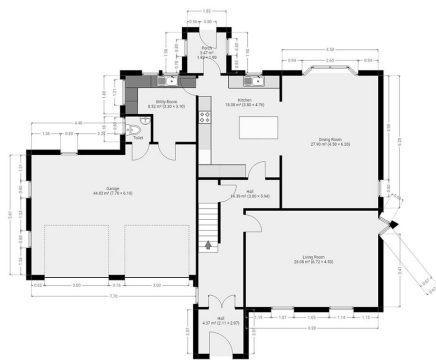
Set within a substantial and private plot, the property is surrounded by extensive gardens that wrap around the home, creating a wonderful sense of space and seclusion. Established lawns, mature trees, planted borders and paved seating areas provide a variety of places for children to play, outdoor entertaining or simply enjoying the peaceful surroundings. To the rear, the grounds extend into a wooded area, offering attractive natural screening and a rare feeling of privacy despite the convenient residential setting. A generous driveway provides ample off-road parking and leads to the double garage. The scale of the plot may also offer potential, subject to the necessary planning permissions and consents, for further development or ancillary accommodation to support growing or multigenerational families. Far-reaching views across Burnley and the surrounding countryside complete this impressive exterior setting.

GARAGE

Double Garage

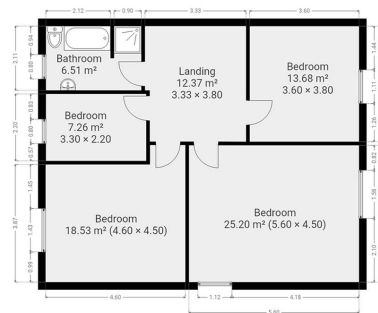
DRIVEWAY

7 Parking Spaces



Total Property Area: approx - 234.53 Sq Meters (2,524.46 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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