Hilton & Horsfall


AX22 BVP
Hilton & Horsfall

BB9 6LS

Gisburn Road, Blacko

Offers In The Region Of £310,000

• Semi-Detached Home In A Sought-After Blacko Location • Beautiful Open Countryside Views To The Front Elevation • Bay Fronted Living Room With Feature Stove • Spacious Dining Kitchen & Large Four-Piece Bathroom • Three Well-Proportioned Bedrooms Plus Two Useful Attic Spaces* • Driveway, Enclosed Rear Garden & Substantial External Storage

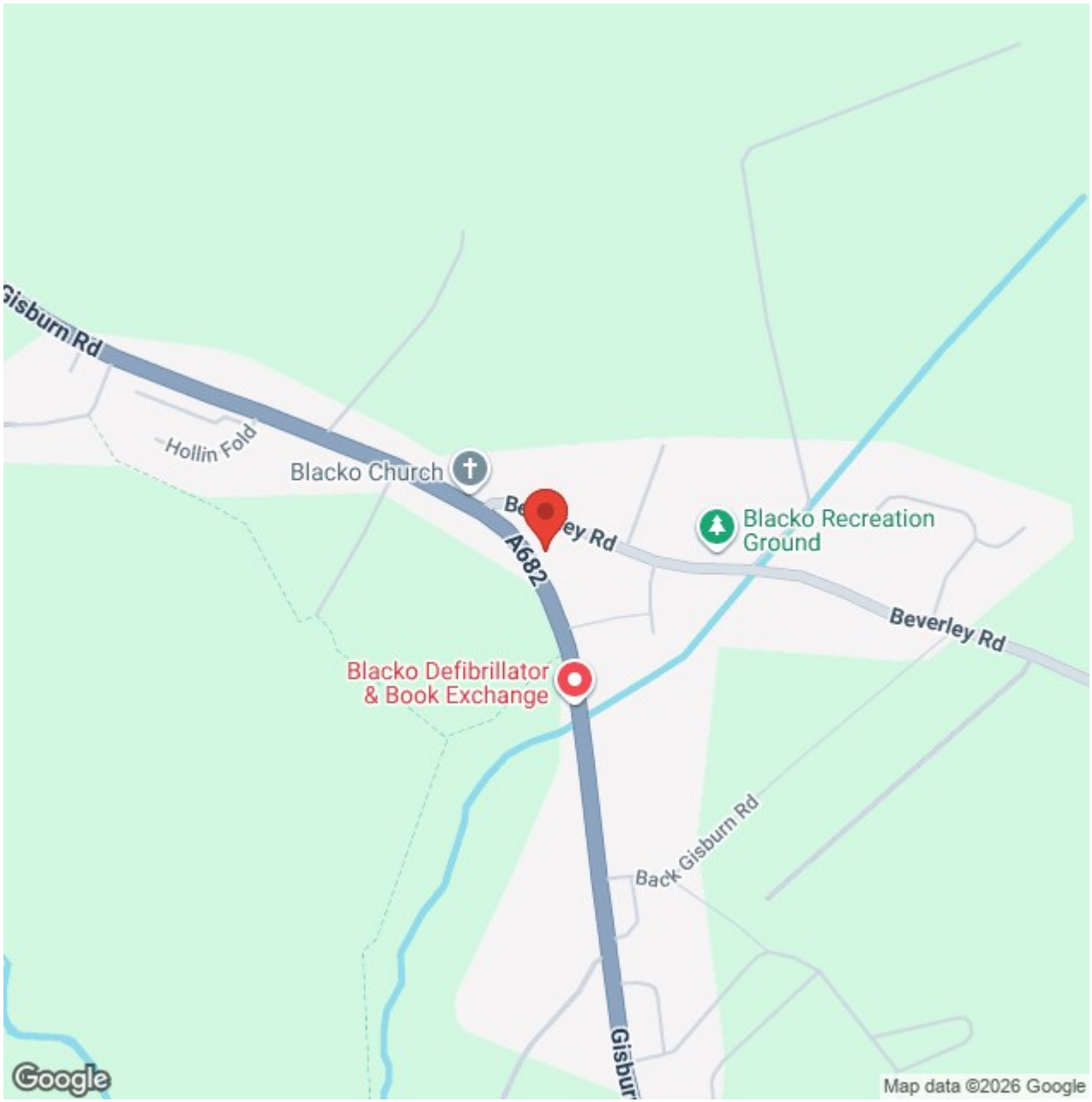
Occupying a desirable position within the sought-after village of Blacko and enjoying beautiful open countryside views to the front, this charming three-bedroom semi-detached home offers deceptively spacious accommodation arranged across multiple levels. Presented to a high standard throughout, the property briefly comprises a welcoming bay-fronted living room complete with feature stove, a generous dining kitchen to the rear, three well-proportioned bedrooms and an impressive four-piece family bathroom. A particular feature of this home is the substantial additional attic accommodation arranged as two useful ancillary spaces (not suitable as habitable accommodation), providing fantastic flexibility for storage, hobbies or occasional use. Externally the property benefits from a driveway with covered parking, enclosed rear garden and a substantial external storage building with adjoining utility / storage area. Conveniently located for nearby amenities, schools, countryside walks and transport links, this is a wonderful opportunity for those seeking character, space and village living.


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Gisburn Rd
Hollin Fold
Blacko Church
A682
Blacko Recreation Ground
Beverley Rd
Blacko Defibrillator & Book Exchange
Back Gisburn Rd
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Park Close
Greystone
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Lancashire

Occupying a desirable position within the sought-after village of Blacko and enjoying beautiful open countryside views to the front, this charming three-bedroom semi-detached home offers deceptively spacious accommodation arranged across multiple levels. Presented to a high standard throughout, the property briefly comprises a welcoming bay-fronted living room complete with feature stove, a generous dining kitchen to the rear, three well-proportioned bedrooms and an impressive four-piece family bathroom. A particular feature of this home is the substantial additional attic accommodation arranged as two useful ancillary spaces (not suitable as habitable accommodation), providing fantastic flexibility for storage, hobbies or occasional use. Externally the property benefits from a driveway with covered parking, enclosed rear garden and a substantial external storage building with adjoining utility / storage area. Conveniently located for nearby amenities, schools, countryside walks and transport links, this is a wonderful opportunity for those seeking character, space and village living.

GROUND FLOOR

LIVING ROOM 14'1" x 13'6" (4.31m x 4.14m)
A beautifully presented bay-fronted living room offering a bright and welcoming space to relax and entertain. This generous reception room features attractive fitted shelving and storage to the chimney breast recesses, quality wood-effect flooring, and a multi-fuel / log burning style stove recessed within the fireplace creating a lovely focal point. The large bay window to the front elevation enjoys an abundance of natural light whilst also taking advantage of the open outlook beyond, making this a particularly pleasant room to enjoy throughout the day. Access to the first floor staircase and open connection through to the dining kitchen.

DINING KITCHEN 14'4" x 13'8" (4.39m x 4.17m)
Positioned to the rear of the property overlooking the enclosed garden, this spacious dining kitchen has been beautifully appointed with a range of matching shaker-style wall and base units, contrasting work surfaces and tiled splashbacks. The kitchen incorporates integrated appliances including a double oven, hob with extractor over and further appliance space, whilst offering excellent storage throughout. There is ample room for a family dining table making this a fantastic everyday living and entertaining space. Natural light floods the room through the rear windows and rooflights above, with a glazed external door providing direct access out into the rear garden.

FIRST FLOOR / LANDING

BEDROOM ONE 10'9" x 11'6" (3.30m x 3.53m)
A generously sized double bedroom positioned to the front of the property enjoying beautiful open views across the surrounding countryside through the attractive bay window. This well-proportioned room offers ample space for bedroom furnishings and features exposed timber floorboards, neutral décor and an abundance of natural light creating a calm and relaxing atmosphere. A lovely principal bedroom taking full advantage of the elevated outlook this home has to offer.

BEDROOM TWO 10'3" x 12'0" (3.14m x 3.67m)
A spacious double bedroom positioned to the rear of the property enjoying a pleasant outlook over the enclosed garden. This well-proportioned room offers ample space for freestanding bedroom furniture and benefits from two windows allowing for excellent natural light throughout the day. Finished with exposed timber floorboards and neutral décor, this is a comfortable and versatile room suited to a range of uses.

BEDROOM THREE 19'4" x 10'2" (5.91m x 3.12m)
A surprisingly spacious third bedroom enjoying attractive open views to the front elevation through a large window which fills the room with natural light. Currently utilised as a hobby / craft room, this versatile space offers excellent proportions for use as a generous bedroom, guest room, nursery or home office. The room benefits from exposed timber floorboards, recessed lighting and useful eaves storage making excellent use of the available space.

BATHROOM 7'9" x 13'1" (2.37m x 4.01m)
A stunning and exceptionally spacious family bathroom beautifully fitted with a quality four-piece suite comprising a freestanding claw-foot bath, corner walk-in shower enclosure, pedestal wash basin and low level WC. This elegant room combines character and practicality with exposed timber floorboards, attractive half-height panelling, recessed spot lighting and a heated towel rail. A frosted window allows for natural light whilst maintaining privacy, creating a bright and relaxing space ideal for unwinding at the end of the day.

SECOND FLOOR

ATTIC SPACE 1 17'11" x 12'2" (5.47m x 3.72m)
Accessed via a staircase from the first floor landing, this substantial attic area provides highly useful ancillary space and is currently utilised for storage purposes. Benefitting from rooflights allowing natural light to flood the space, this versatile area offers excellent flexibility for hobbies, occasional use, home working or general storage. Please note this space has reduced headroom in areas and is not considered a habitable room or bedroom accommodation.

ATTIC SPACE 2 18'2" x 13'4" (5.55m x 4.07m)
A second substantial attic area accessed from the attic landing providing further highly useful ancillary accommodation. This versatile space benefits from rooflights allowing excellent natural light and offers fantastic flexibility for storage, hobbies, craft use or occasional home working. Combined with the adjoining attic area, this creates an impressive amount of additional usable space not commonly found in homes of this style. Please note this area has reduced headroom in places and is not considered habitable accommodation or suitable for use as a bedroom.

EXTERNAL STORAGE 13'1" x 10'2" (4.01m x 3.10)
A particularly useful external storage building positioned to the rear of the garden offering far more than a typical garden shed. Measuring approximately 13'2" x 10'2" (4.01m x 3.10m) with an additional utility / storage area, this versatile space is ideal for general storage, bikes, workshop use, hobbies or outdoor equipment. The building provides excellent flexibility and could make a superb hobby room, garden workshop or practical ancillary space to suit a variety of requirements (subject to any necessary consents where applicable).

UTILITY / STORAGE 7'8" x 4'5" (2.35m x 1.35m)
Accessed from the external storage building, this additional utility / storage area provides a practical and highly useful space for day-to-day living. Ideal for housing laundry appliances, overflow storage, gardening equipment or outdoor essentials, this separate area helps keep the main accommodation uncluttered whilst adding further flexibility to the home. A great ancillary space which complements the larger storage room perfectly.

ADDITIONAL NOTES
*Attic spaces are ancillary areas and are not considered habitable accommodation or bedrooms.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/gisburn-rd-blacko

LOCATION
Situated in the sought-after village of Blacko, this charming home enjoys an enviable position with stunning open countryside views to the front whilst remaining conveniently placed for everyday amenities. Blacko is a picturesque semi-rural village located on the edge of Pendle and offers a wonderful balance of countryside living and accessibility. Nearby villages and towns including Barrowford, Fence and Nelson provide a wide selection of independent shops, cafés, supermarkets and leisure facilities. For families, there are well-regarded schools within comfortable reach, whilst commuters benefit from excellent transport connections including easy access onto the M65 motorway network linking through to Burnley, Preston, Manchester and beyond. The surrounding area is ideal for those who enjoy the outdoors with beautiful walking routes, open countryside and scenic landscapes right on the doorstep, creating a lifestyle that combines village charm with practical convenience.

PUBLISHING
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OUTSIDE

Externally the property offers excellent outside space with a block paved driveway to the front leading through to the covered parking area providing convenient off-road parking. To the front the property enjoys beautiful far-reaching open views across surrounding countryside creating a wonderful sense of space and outlook rarely found. To the rear is an enclosed garden designed for ease of maintenance whilst still providing an attractive area to sit out and enjoy. The garden incorporates paved seating areas, mature planting, raised beds and access through to the substantial external storage building with additional utility / storage area, making this an ideal space for entertaining, gardening or simply relaxing outdoors.



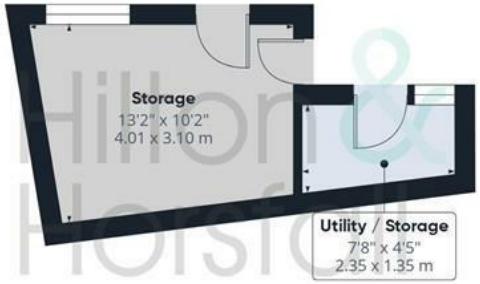
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

1645 ft²

152.9 m²

Reduced headroom

302 ft²

28.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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