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Gisburn Old Road Blacko, BB9 6RH
Stonebuilt semi-detached farmhouse
Offers around £525,000 *No chain*



- 4 bedrooms, 3 bathrooms
- 3 reception rooms & study
- Beautiful private location
- Large extended family dining kit
- Ample parking, large lawned gdns
- 212 m² (2,284 sq ft) approx.

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GISBURN OLD RD, BLACKO

A large semi-detached stonebuilt farmhouse set in this stunning private location with large lawned gardens and driveway providing great parking and turning space. The house offers many character features which include exposed beams and stone walls, pitched ceilings and feature fireplace. The property has three reception rooms, a study and has a large single storey extension to the side which has created a large family dining kitchen with double height pitched ceiling, utility room and cloakroom. Upstairs there are four bedrooms and three bathrooms which offers in total a large 2,284 sq ft of living space.

Externally the house is approached through a gated entrance to a large tarmac parking area which leads to a large gravelled area at the front providing additional parking. There is large lawned front, rear stone patio and elevated garden to the rear. The owners are installing a brand new shared septic tank which will comply with the latest regulations. Viewing is essential

LOCATION: Travel from Barrowford into Higherford and fork right into Barnoldswick Road. Continue straight on for 2 miles and pass the Cross Gaits Public House on the left hand side. Continue straight on for another mile on the right hand bend turn left into Gisburn Old Road. Proceed straight on for 1.1 miles and as the road drops down into a dip the house can be found on the left hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: With tiled floor, recessed spotlighting and window to either side.

LOUNGE: 5.9m x 4.7m (19'6" x 15'3"); with three windows, feature exposed beams and exposed stone wall, staircase off to first floor, feature stone fireplace and hearth housing cast iron propane gas log effect stove and back-lit wall display niche.

PLAY ROOM: 3.7m x 3.8m (12'2" x 12'5"); with exposed beam, two LED star effect wall lights and two down light bars and BT telephone point.



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STUDY: 4.6m x 2.1m (15'1" x 6'9"); with wall light points and glazed door opening onto rear patio.

SITTING ROOM: 6.6m x 4.0m (21'1" x 13'3"); with recess spotlighting, television point, three windows and corner staircase off to first floor.

OPEN PLAN DINING KITCHEN: 6.2m x 5.9m (20'8" x 19'4"); full double height dining kitchen with pitched ceiling with recessed spotlighting and two electronically controlled Velux windows with electric external storm shutters, fitted range of base and wall cupboards with complementary laminate work surface, circular single drainer sink unit with circular drainer and mixer tap, peninsular breakfast bar with seating, integrated Bosch double oven with 4-ring ceramic hob with stainless steel splashback and stainless steel extractor canopy over, plumbed for dishwasher, integrated fridge, in-built Yamaha surround sound system with integrated dvd player, space for a dining table and chairs and glazed doors opening onto the side driveway.

UTILITY ROOM: 4.2m x 4.7m (13'11" x 15'3"); with a fitted range of wall and base units with complementary worktop, one and a half bowl single drainer sink unit with mixer tap, plumbed for a washing machine, space for tumble dryer, integrated fridge freezer, part-tiled walls and tiled floor.

CLOAKROOM: With modern 2-piece white suite comprising wall-hung w.c. and wall-hung wash handbasin with chrome mixer tap, tiled floor, fully tiled walls and extractor.

FIRST FLOOR: (Access from the staircase from the lounge)

LANDING: With windows to front and rear elevation and feature exposed beams.

BEDROOM ONE: 4.6m x 3.8m (14'11" x 12'5"); with exposed beams and feature exposed stone wall, two windows to front elevation overlooking the front garden and a range of built-in wardrobes and storage cupboards, central bed head wall light points and switched dual sockets for bedside table lamps and recessed spotlighting.

FOUR-PIECE EN-SUITE: With 4-piece suite comprising low suite w.c., wall-hung washbasin with chrome mixer tap, corner shower enclosure with fitted thermostatic shower, bidet, fully-tiled walls and tiled floor.



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BEDROOM TWO: 3.0m x 3.8m (9'9" x 12'5"); with feature exposed stone wall, built-in wardrobes with storage cupboards over the bed and doorway to:

BATHROOM: (With doorways from the landing and from bedroom two) 3-piece suite comprising low suite w.c. with push button flush, pedestal wash handbasin, panelled bath with thermostatic shower over and glass shower screen, part-tiled walls and airing cupboard with shelving for linen.

BEDROOM THREE: 2.1m x 2.3m (6'10" x 7'8"); with exposed beam and fitted storage cupboard.

(Access from the second staircase)

SECOND FIRST FLOOR LANDING: With windows to rear, spindles and balustrade.

BEDROOM FOUR/GUEST BEDROOM: 4.2m x 4.3m (13'10" x 14'1"); with feature exposed beams, television point, wall light points, wall-to-wall built-in wardrobes, vanity unit and matching drawer units.

SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, corner shower enclosure with fitted Mira electric shower, tiled walls, tiled floor and shaver point.

OUTSIDE: The property has a gated entrance leading to a tarmac parking area providing ample parking and turning, planting borders and boundary hedging for privacy.

Situated to the front of the house is a large gravelled area providing further parking and leads to a large garden mainly laid to lawn with planted trees. Situated to the rear of the house is a stone paved patio area with stone retaining wall, the oil storage tank and raised lawn with mature trees.

SERVICES: Mains electric is connected, drainage is supplied by a shared septic tank, a new system is currently being installed by the owners which will meet the latest regulations and a bore hole supplies water to this property and next door. The property has good internet connectivity.

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The property is offered with the option of additional well drained fenced/walled grazing land with good access (upto 7 acres approx) available to rent by separate negotiation and conveniently located at the rear. A further possibility exists, again by separate negotiation, to rent a new stable block to be built comprising three stables, a tack room and hay store.

HEATING: Oil fired hot water central heating system complemented by sealed unit double glazing.

TENURE: We have been informed by the owners that the property is freehold.

COUNCIL TAX BAND F. EPC RATING F.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, with obligation - please ask for details.



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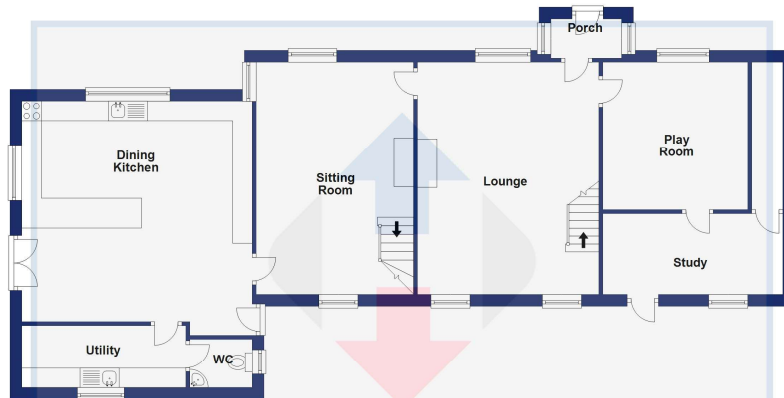
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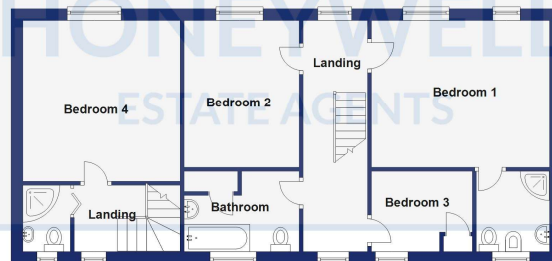
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Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanIt
Gisburn Old Road, Blacko

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*Lower Sandyford, Gisburn Old Road, Blacko BB9 6RH
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