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# Spout House Farm, Gisburn Rd, Blacko

Attractive stonebuilt farmhouse with attached barn  
Offers around £475,000



- 3 bedroom stonebuilt farmhouse
- Large attached stone barn
- 4-piece bathroom
- Ideal for development into barn
- Stunning open views
- Large detached stone outbuilding
- House 103m<sup>2</sup> (1,104 sqft) approx.
- Barn 104m<sup>2</sup> (1,120 sqft) approx.

Clitheroe

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# Spout House Farm, Gisburn Road, Blacko

A fantastic opportunity to buy this stonebuilt farmhouse with attached barn which is set in a lovely location with stunning open views. Subject to the necessary planning permission, this could be a fantastic development opportunity with the potential to extend the current living accommodation into the barn to create a large, detached house or to simply keep it as existing and have a fantastic workshop and storage space. Situated just off Gisburn Road, in a convenient but beautiful location, the property is surrounded by fields and has stunning views to the front.

The farmhouse has a lounge, kitchen and utility room on the ground floor with a door leading directly from the utility room into the barn. On the first floor there are three bedrooms and a 4-piece bathroom. The barn was re-roofed in 2011 and offers great height to potentially create two floors to expand the living space subject to obtaining the necessary planning permission. There is also a stonebuilt detached outbuilding measuring approximately 515 sq. ft which offers further potential for stabling or workspace. The house has a parking area and lawned walled garden to the front and a gate leads to a small section of land with stock fencing.

**LOCATION:** Travelling into Blacko from the Barrowford/Higherford direction, proceed straight on up the hill, and after passing Blacko Primary School on the right, take the next turning on the left. Cross the cattle grid down the track to the property.

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

**ENTRANCE:** Into kitchen.

**KITCHEN:** 3.6m x 3.5m (11'8" x 11'4"); with a fitted range of laminate wall and base units with complementary work surface and tiled splashback, stainless steel sink unit, electric cooker, breakfast bar and plumbing for a washing machine.



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**LOUNGE WITH DINING AREA:** 5.3m narrowing to 4.4m x 5.2m (17'6" narrowing to 14'5" x 17'2"); with feature brick fireplace with flagged hearth housing cast iron multi-fuel stove, PVC glazed French doors opening onto the garden, feature exposed beams, television point and tongue and groove door leading to staircase.

**UTILITY ROOM:** 2.5m x 1.7m (8'2" x 5'7"); with floor-mounted Worcester oil central heating boiler (installed in November 2020) and doorway leading to attached barn.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With windows to front and rear elevation, feature cast iron fireplace.

**BEDROOM ONE:** 3.3m x 3.6m (10'8" x 11'10").

**BEDROOM TWO:** 3.7m x 2.3m (12'1" x 7'7").

**BEDROOM THREE:** 3.6m x 2.1m (11'10" x 6'10").

**BATHROOM:** A 4-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin, panelled bath and corner shower enclosure with fitted thermostatic shower, part-tiled walls.

**ATTACHED BARN:** Large attached barn measuring 10.3m x 10.3m (33'5" x 33'4") which is ideal for workshop space, storage space or subject to the necessary planning permissions could be converted/extended to provide further accommodation. The barn was re-roof in 2011 with 2 Velux windows. There is a window to the rear and large wooden opening barn doors to the front. Also to the front of the barn is a SHIPPEN measuring 4.6m x 2.7m (15'1" x 8'9").

**DETACHED STONE OUTBUILDING/STABLE:** Room 1 measures 5.6m x 4.7m (18'6" x 15'4"). Room 2 measures 4.6m x 4.7m (15'2" x 15'4"). The building offers excellent potential for stabling, workshop space or workspace.



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**OUTSIDE:** A track leads down the side of the property to the front where there is a parking and turning area, along with a walled garden with paved pathways, lawn and planting borders. Situated next to the parking area are gates leading to a small piece of land with stock fencing.

**ADDITIONAL INFORMATION:** The track to the house is owned by the farmer and the maintenance is shared between the farmer and the property. The barn was re-roofed in 2011. The Worcester boiler was installed in November 2020. The property is being offered for sale without a chain.

**HEATING:** Oil fired central heating complemented by double glazed windows.

**SERVICES:** Mains electric is connected. There is a spring water supply. Drainage is via a private septic tank.

**COUNCIL TAX BAND C.**

**TENURE:** Freehold.

**VIEWING:** By appointment with our office.

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*Spout House Farm, Gisburn Road, Blacko, BB9 6LZ  
CD/CJ/080422*

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