



## **Warcock Green Farm**

### **Mount St James, Blackburn, Lancashire**

### **BB1 2DR**

**Offer in the region of £675,000**

A unique opportunity to acquire a period farmhouse, barn and outbuildings on the outskirts of Blackburn with serious development potential. Located just off Stanhill Road, Blackburn, Warcock Green Farm has a host of period features and with previous outline planning consent for conversion into six dwellings, it provides significant future development potential.

For sale by private treaty, freehold as a single lot with the benefit of vacant possession. Viewing by prior appointment with selling agents only. Reference RS.

Council Tax Band G

Energy Performance Certificate Band E

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

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## Description

A unique opportunity to acquire a large 4 bedroom farmhouse, stone built barn and outbuildings with significant potential for further development and enhancement. With previous outline planning permission for conversion into six separate dwellings (Application ref: 11/17/0544) (Outline consent expired Dec 2020), Warcock Green Farm provides significant development opportunity of a character property in a highly connected and accessible location.

The farm house and buildings have been well maintained whilst retaining original features, with all buildings having been re-roofed in the last 20 years and significant repointing works completed where necessary.

The property is well positioned close to an array of local amenities, on the fringe of Blackburn with the centers of Blackburn and Accrington being less than five miles away. Connection onto the M65 is 2 miles away and Blackburn station is only 2.5 miles from the property.

Warcock Green Farm is a unique property, hosting a variety of original features and with huge development potential, it is a property which must be seen in order to fully appreciate it.



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## Ground Floor

### Entrance Porch

The stone built entrance porch provides the main entrance into the property, as well as access into the large cellar / cold room. The porch features, a dual pitch flag stone roof which adjoins the external walls of the main house, a UPVC external door and red quarry tile flooring.



## Entrance Hallway

Leading from the porch the entrance hallway provides access to the first floor as well as the lounge, living room and dining room. The room features an exposed feature stone wall, original wooden beams and carpet flooring over a wooden sub-floor.



## Lounge

3.78m x 7.77m (12' 5" x 25' 6")

A large traditional lounge running from front to rear of the property and featuring a large open fireplace with exposed stone surround extending into the room, currently with gas fire installed. The room is entered from a single door off the main entrance hallway and includes Georgian style leaded UPVC windows in the North and East elevations. Original exposed wooden beams and carpet flooring over wooden sub-floor.



## Living Room

4.90m x 3.48m (16' 1" x 11' 5")

Located in the center of the property, with access from the kitchen and entrance hallway the living room features a gas fire located in an exposed brick surround. Stone mullion surround Georgian style leaded UPVC double glazed windows overlook the yard area to the front of the property. The room features original exposed wooden beams and carpet flooring onto a wooden sub-floor.



## Dining Room

2.69m x 6.05m (8' 10" x 19' 10")

Located to the rear of the property, the dining room can be accessed from both the kitchen and entrance hallway. The room features a recessed fireplace currently housing an electric fire, and has carpet flooring over a wooden sub-floor. The room features original exposed wood beams and large double glazed sliding doors providing access to the patio at the rear of the property.





## Kitchen

5.54m x 3.73m (18' 2" x 12' 3")

A large open plan kitchen with lino floors laid over a wooden sub-floor. Including a range of solid wood kitchen units, with four burner gas hob, extractor fan and built in double electric ovens. Georgian style leaded UPVC double glazed windows over looking the yard area to the front of the property. The original recessed fireplace currently houses the gas boiler for the property.



## Utility Room & WC

From the rear door of the property, a hallway leads to a small utility room and separate WC. The room features a lino floor over wooden sub-floor along with a stainless steel sink and drainer. The hallway leading from the back door of the property provides additional access into the kitchen.

## First Floor

### Stairs & Landing

A spacious landing area is located at the top of the stairs providing access into all first floor rooms. A large UPVC window behind the stairs provides a significant amount of light into the room, with an airing cupboard providing a useful storage area. Carpet flooring with single radiator.



### Master Bedroom

5.59m x 5.31m (18' 4" x 17' 5")

A large master bedroom located at the front of the property with stone mullion encased Georgian Style UPVC windows overlooking the yard area to the front of the house. A large walk in wardrobe and en-suite shower room are located to the rear of the room. The room features exposed wooden beams and carpet flooring.





## En-suite & Dressing Room

3 piece en-suite with private access from the master bedroom. Adjacent to the en-suite a large built in dressing room / walk in wardrobe can be accessed from the master bedroom.

## Bedroom 2

3.51m x 3.91m (11' 6" x 12' 10")

A large master bedroom located at the front of the property with stone mullion encased Georgian Style UPVC windows overlooking the yard area to the front of the house. The room features exposed original wooden beams with carpet flooring and wallpaper decoration. Large radiator located below window.



### Bedroom 3

4.01m x 3.02m (13' 2" x 9' 11")

Small double bedroom located at the front of the property with stone mullion encased Georgian Style UPVC windows overlooking the yard area to the front of the house. Carpet flooring with single radiator below window.



### Bedroom 4

3.12m x 2.46m (10' 3" x 8' 1")

Small double bedroom located at the rear of the property with stone mullion encased Georgian Style UPVC window. Carpet flooring with single radiator below window.



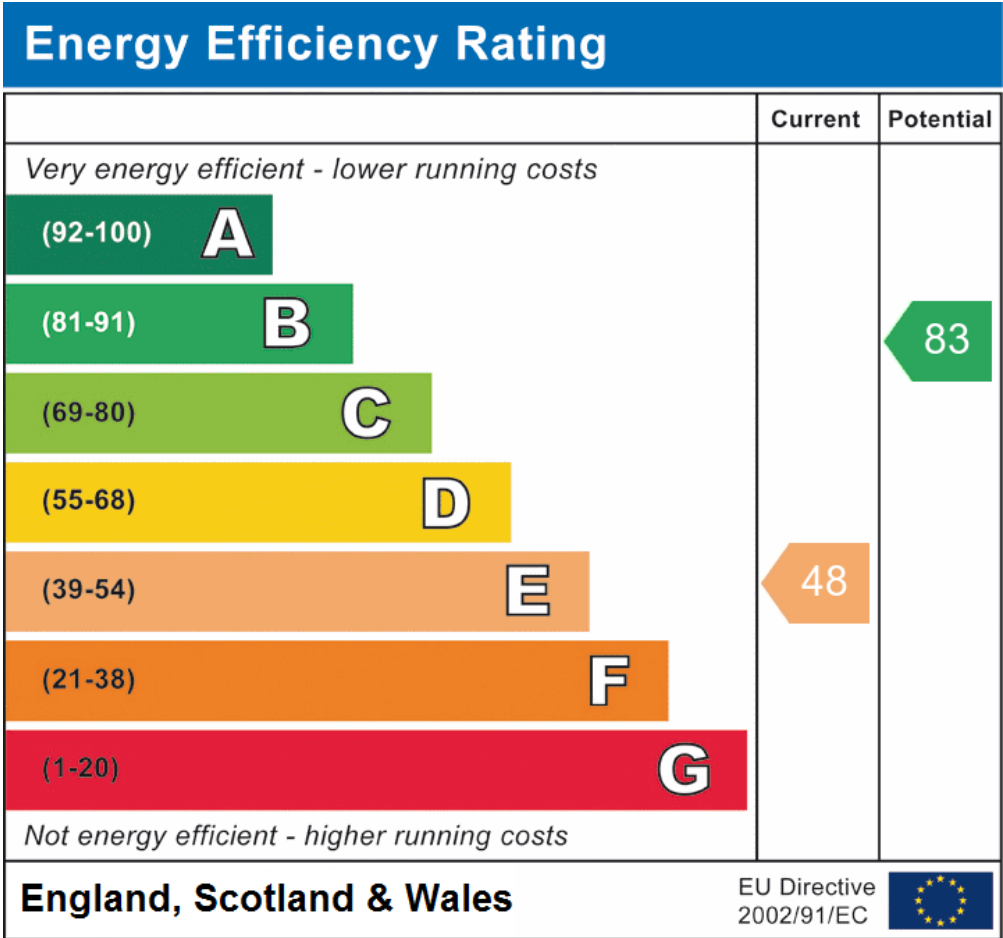


Main Bathroom

Located to the rear of the property with access off the landing, the main bathroom features stone mullion encased Georgian style leaded UPVC windows with views to the North. The room includes a large corner bath, separate walk in shower, W/C and basin. Lino flooring with double radiator and towel rail above.



EPC



## External

### Barn & Shippons

Large four bay stone built barn with stone flag dual pitch roof attached to the main dwelling house. The barn features an original stone flag floor with original wooden beams and roof structure. Two large shippons with concrete floors adjoin the main barn on it's North elevation, both shippons feature original timber roof structure and stone flag roof. The barn and shippons cover approximately 226m<sup>2</sup> and have significant future potential for further development into a variety of non-agricultural uses.





## Double Garage & Workshop

Detached from farm house and barn, the traditional stone built buildings currently comprise a large double garage with adjoining workshop area. Featuring original timberwork and concrete flooring the buildings have huge potential for further development and were dedicated as a single dwelling in the outline planning application ref: 11/17/0544.



## Old Stables

Attached to the garage, the stable building extends to approximately 43m<sup>2</sup>. The building features a hayloft, cobbled ground floor and original roof timbers. With a single access point from the main yard the stables have significant development potential and were outlined as a single dwelling in outline planning application ref: 11/17/0544.



## Butchery

Detached from the main farmhouse and barn, the former butchery is located opposite the main entrance porch and comprises a small traditional stone built building under flag stone roof with a stone encased window overlooking the fields to the South. The building has significant development potential for use as a home office or studio.



## Services

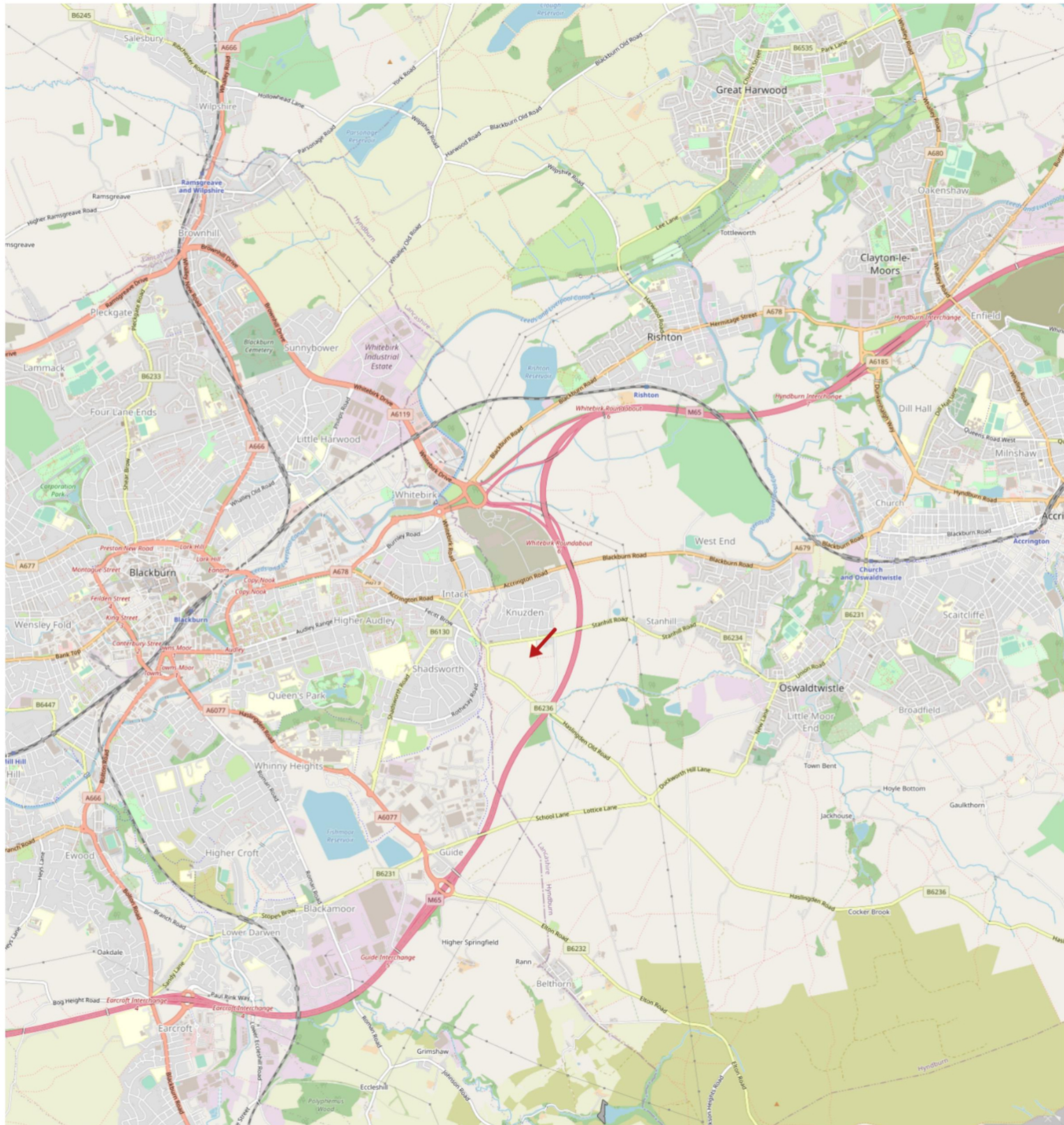
- Mains Electricity
- Mains Gas
- Mains metered water
- Septic tank





## Property Plan





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