

Under Billinge Barn, Under Billinge Lane, Blackburn, Lancashire.
BB2 6RL

£700,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

EXQUISITE BARN CONVERSION IN BILLINGE This 300 year old, beautiful property positioned in the highly sought after area of Billinge has been renovated to an exceptional standard and is brimming with character and original features. Set in a generous plot with stunning countryside views offering plentiful internal and external space, ideal for a growing family.

This bespoke home comprises briefly of a large but welcoming hallway with stairs that lead to the first floor. From the hall, the perfectly proportioned, spacious lounge can be found that features a gas stove housed in a stunning stone fireplace and french doors taking advantage of the gorgeous views, together with the dining room, further reception room currently being utilised as a study and the downstairs cloakroom. The outstanding dining kitchen can also be accessed from the hallway, which benefits from integrated appliances and a separate utility room which is the final addition to the ground floor. The first floor houses the landing which leads you onto the generously sized master bedroom with picture window over the countryside views and an immaculate three piece en-suite, three further double bedrooms with beams and exposed stone walls together with the three piece family bathroom suite in white.

To the exterior of this captivating property there is extensive driveway parking for several vehicles, with the additional benefit of a large outbuilding that is currently awaiting reinstatement of planning permission for development. The property is quietly tucked away, which creates a tranquil setting when spending time outdoors overlooking the breathtaking countryside on its doorstep.

Situated within easy reach of Blackburn town centre and good transport links. The property is also close to plenty of local amenities, places of worship and OFSTED excellent rated schools. This wonderful home boasting stunning features is located in a highly sought after location so internal viewing of the property is simply a must to appreciate what this home has to offer!

FEATURES

- Stunning barn conversion
- Picturesque Location Surrounded By Open Countryside
- Four Double Bedrooms
- Oozing With Character and Original Features
- Secluded Location
- Three Good Sized Reception Rooms
- Two Bathrooms
- Approximately 1/3 of an acre



ROOM DESCRIPTIONS

Ground floor

Hallway

Tiled flooring, stairs to first floor, storage under stairs, upvc double glazed upvc front door, panel radiator.

Lounge

17' 11" x 16' 09" (5.46m x 5.11m)

Carpet flooring, original beams, gas fire with stone surround, French doors to rear garden and patio area, double glazed upvc window, panel radiator, TV point.

Dining Room

10' 07" x 15' 10" (3.23m x 4.83m)

Stone flag flooring, exposed original features, original beams, double glazed upvc window, panel radiator, TV point.

Third reception room

14' 10" x 10' 10" (4.52m x 3.30m)

Carpet flooring, original beams, double glaze upvc window, panel radiator, telephone point.

Kitchen

18' 01" x 15' 11" (5.51m x 4.85m)

Range of fitted wall and base units with Granite work surfaces, Belfast sink, x4 gas ring Rangemaster cooker, integral dishwasher, fridge and freezer, space for dining table, original beams, exposed original features, upvc double glazed door to patio area, double glazed upvc window, panel radiator, TV point.

Utility room

6' 08" x 6' 04" (2.03m x 1.93m)

Tiled flooring, plumbed for washing machine, space for tumble dryer, wall mounted boiler, cupboard housing meters and consumer unit, double glazed upvc window, panel radiator.

First floor

Landing

Carpet flooring, exposed stone feature wall, loft access which is boarded and with power sockets and lighting.

Bedroom 1

16' 05" x 17' 10" (5.00m x 5.44m)

Double bedroom, panel radiator, floorboards, original beams, double glazed upvc windows, overlooking stunning views, three Velux windows, TV point.

Bedroom 2

17' 01" x 16' 00" (5.21m x 4.88m)

Double bedroom, carpet flooring, panel radiator, double glazed upvc window and velux, original beams with an exposed stone wall, TV point.

Bedroom 3

16' 00" x 10' 06" (4.88m x 3.20m)

Double bedroom, floorboards, panel radiator, original beam, double glazed upvc, exposed stone wall, TV point.

Bedroom 4

12' 08" x 10' 11" (3.86m x 3.33m)

Double bedroom, floorboards, panel radiator, double glazed upvc windows, TV point.

Bathroom

12' 01" x 6' 08" (3.68m x 2.03m)

Tiled flooring, three piece suite in white, exposed stone wall, Velux window, ceiling spotlights, towel radiator.

En-Suite Bathroom

8' 11" x 6' 06" (2.72m x 1.98m)

Tiled flooring, three piece suite in white, ceiling spotlights, Velux window.



FLOORPLAN & EPC



Under Billinge Lane, Blackburn

Total Area: 215.0 m² ... 2315 ft²

All measurements are approximate and for display purposes only.

