

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Keenans









School Lane, Blackburn, BB1 2LW

Asking Price £400,000

AN EXQUISITE COTTAGE

Nestled on School Lane in the charming village of Guide, Blackburn, this remarkable 1750 cottage is a true gem that exudes character and charm. Once a humble dwelling for local workers, it has been meticulously updated and presented to the highest standard, making it a luxurious family home ready for immediate occupancy.
Boasting four spacious double bedrooms, this property offers ample space for family living. The three reception rooms provide versatile areas for relaxation and entertainment, while the stunning country-style kitchen serves as the heart of the home, perfect for culinary enthusiasts and family gatherings alike.
Set on an impressive plot, the beautifully landscaped garden is a delightful outdoor retreat, ideal for enjoying the fresh air or hosting summer barbecues. The property also features ample off-road parking, ensuring convenience for residents and guests. Additionally, an allotment area presents a wonderful opportunity for gardening enthusiasts to cultivate their own produce.
This home is a credit to its current owners, who have transformed it into a stylish and inviting space that harmoniously blends modern comforts with historical charm. Located in a picturesque setting, the property is not only a tranquil haven but also conveniently situated for local amenities and transport links.
In summary, this exquisite cottage on School Lane is a rare find, offering a perfect blend of character, space, and modern living. It is an ideal choice for those seeking a beautiful family home in a serene and convenient location.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

School Lane, Blackburn, BB1 2LW

Asking Price £400,000

4 1 3 D

- Exquisite 1750 Cottage
- Stunning Country-Style Kitchen
- Ample Off-Road Parking
- Tenure - Freehold
- Four Spacious Double Bedrooms
- Beautifully Landscaped Gardens
- EPC Rating - D
- Three Versatile Reception Rooms
- Allotment And Outdoor Space
- Council Tax Band - D

Ground Floor

Entrance
UPVC double glazed door to the porch.

Entrance Porch
6'9 x 3 (2.06m x 0.91m)

UPVC double glazed windows, feature wall lights, tiled flooring, solid pine doors to the hall.

Hall
6'9 x 6'2 (2.06m x 1.88m)

UPVC double glazed window, exposed beams, wood effect Karndean flooring, pine doors to the WC and kitchen diner, pine single glazed double doors to the office.

WC
6'1 x 2'5 (1.85m x 0.74m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, feature wall light, tiled flooring.

Office
8'3 x 8'2 (2.51m x 2.49m)

Central heating radiator, feature wall light, wood effect Karndean flooring, open to the conservatory.

Conservatory
13'7 x 7'11 (4.14m x 2.41m)

UPVC double glazed surrounding windows, spotlights, wood effect Karndean flooring, UPVC double glazed French doors to the rear.

Kitchen Diner
15'2 x 14'2 (4.62m x 4.32m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, solid oak surface, tiled splash backs, ceramic Belfast sink with mixer tap, four door Belling range cooker with a five ring gas hob, integrated extractor hood, space for an American fridge freezer, microwave plumbing for a dishwasher, integrated washing machine, centre island with breakfast bar, spotlights, exposed stone wall, television point, tiled flooring, solid pinewood door to the dining room.

Dining Room
14'1 x 8'1 (4.29m x 2.46m)

Two UPVC double glazed windows, central heating radiator, exposed beams, solid oak flooring, open to the lounge.

Lounge
14'2 x 13'6 (4.32m x 4.11m)

Four UPVC double glazed windows, central heating radiator, cast iron multi fuel burner with exposed stone hearth, surround and chimney breast with inset shelving, exposed beams, feature wall light, television point, inset shelving, under staircase storage cupboard, solid oak flooring, pinewood door to a staircase to the first floor.

First Floor

Gallery Landing
34 x 2'11 (10.36m x 0.89m)

Two UPVC double glazed windows, three feature wall lights, exposed beams, Juliette balcony, boiler cupboard, storage cupboard, pinewood doors to four bedrooms and a bathroom.

Bedroom One
11'11 x 11 (3.63m x 3.35m)

Two UPVC double glazed windows, central heating radiator, exposed beams, spotlights, fitted wardrobes, over staircase storage cupboard.

Bedroom Two
11'11 x 8'9 (3.63m x 2.67m)

UPVC double glazed window, central heating radiator, exposed beams, wood effect laminate flooring.

Bedroom Three
11'11 x 8'6 (3.63m x 2.59m)

UPVC double glazed windows, central heating radiator, exposed beams, wood effect laminate flooring.

Bedroom Four
11'11 x 8 (3.63m x 2.44m)

UPVC double glazed window, central heating radiator, exposed beams, wood effect laminate flooring.

Bathroom
9'4 x 7'10 (2.84m x 2.39m)

UPVC double glazed window, central heating radiator with a heated towel rail, a four piece suite comprising of a clawfoot, rolltop, freestanding slipper bath with mixer tap and rinse head, direct feed rainfall corner shower enclosure and other rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations, tiled flooring.

External

Rear
Wrap around gardens with Indian stone paving, stone chippings, mature shrubs, bedding areas, wild flowers, fish pond, rockery and water feature, pergola and access to the front driveway and a workshop.

Workshop
20'1 x 13'4 (6.12m x 4.06m)

Hardwood single glazed windows, power and lighting.

Front
Double driveway with an allotment with vegetable patches and storage shed.

















Tel: 01254916276

www.keenans-estateagents.co.uk