

SHP

Smith Hodgkinson Pickervance

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**BLUNDELL HOUSE FARM
BLUNDELL LANE
BLACKROD
BOLTON
BL6 5JJ**

ASKING PRICE £ 895,000

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB
Telephone : 01772 555403 Fax : 01772 885333 Email : info@shpvaluersltd.co.uk
Website : www.shpvaluers.com

DESCRIPTION

A rural smallholding set in an elevated position with uninterrupted countryside views briefly comprising a substantial farmhouse, general purpose farm building, timber stables, long private driveway, all set in approximately 17.50 acres. Viewing essential.

This is a rare opportunity to acquire a rural smallholding which has enviable open views due to it's elevated position with a westerly aspect looking across to Worthington Lakes, Parbold Hill and beyond visible on clear days are the Welsh mountains, the Fylde coast and Pennines.

Blundell House Farm provides the opportunity to acquire a large family home and the potential for further accommodation, business opportunity to make use of the substantial general purpose building and yard areas, together with a useful productive parcel of grass land in a ring fence which is all accessed via a long private access road.



The substantial farmhouse comprises a large five double bedroom, three bathrooms, two kitchens, three reception farmhouse with basement accommodation with potential for conversion to annexe or leisure facilities, set in an elevated rural position with uninterrupted rural views overlooking the immediate farmland and private driveway.

The farmhouse provides the following accommodation;

Ground Floor

Front Entrance Porch

Upvc external door, tile floor, upvc double glazed windows.

Inner Hallway

Walk-in cloaks cupboard. Open understairs work station area, Stairs To First Floor



Lounge 6.73m x 5.21m

A spacious modern lounge with feature terrace balcony accessed via upvc double French doors with enviable panoramic open countryside views providing an excellent entertaining space and informal dining.



Balcony

A feature of the farmhouse is provided by the balcony which provides an extra dimension to the enjoyment of the property and compliments the views on offer, with wrought iron railings and porcelain tile flooring.

Sitting Room 5.21m x 3.63m

Providing informal lounging. Open fireplace on glazed tile hearth, Upvc double glazed windows.

Dining/ Breakfast Room 4.57m x 3.38m

A dining/ Breakfast room which is serviced by the galley kitchen/ utility room. Upvc double glazed window.

Rear Entrance Vestibule

Tile floor, Upvc external entrance door, Upvc double-glazed window overlooking patio and open countryside views.



Dining Kitchen 6.63m x 3.33m

Fully fitted kitchen with base and eye level units with inset plinth spotlight downlighting, worktops with inset 1½ bowl drainer sink and breakfast bar, integral fridge, electric double oven and grill, 4-ring electric hob with extractor over. Laminated flooring, Upvc double glazed window, tile walls, dining area.

Pantry

Wall storage shelving, plumbed for automatic washing machine, laminate flooring.

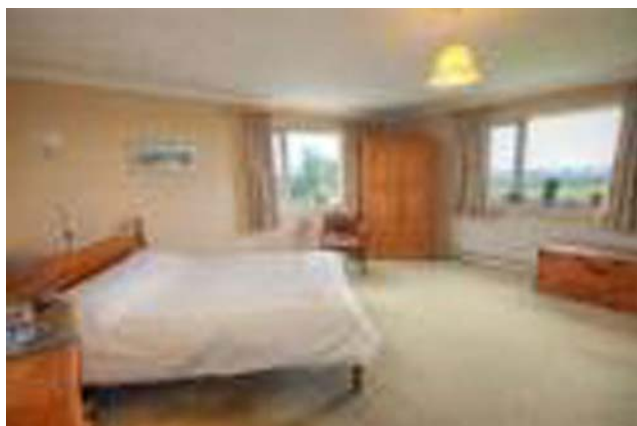
Galley Kitchen/ Utility Room 3.38m x 1.68m

A second useful fully fitted kitchen, which allows separate annexe accommodation whilst being fully integrated within the farmhouse, comprising fitted base and eye level units, worktops with inset 1½ bowl stainless steel sink unit, integral electric oven/grill with 4-ring electric hob and extractor hood over, plumbed for automatic washing machine and dishwasher.

First Floor

Landing

Loft ladder access to spacious boarded attic rooms, storage cupboard with shelving.



Master Bedroom 1 En-suite 5.21m x 5.21m

Spacious master double bedroom to front, dual aspect with two Upvc double glazed windows providing enviable views.

En-suite Shower Room

Walk-in shower cubicle with wall mounted electric 'Mira' shower unit, low flush WC, wash hand basin, fitted linen storage cupboard, Expelair extractor unit.

Bedroom 2 4.55m x 3.33m

Spacious double bedroom to front, dual aspect Upvc double-glazed windows with enviable views.

**Bedroom 3 4.04m x 2.39m**

Double bedroom to side, upvc double glazed window overlooking side garden and drive.

Bedroom 4 En-suite 6.63m x 3.30m

Spacious double bedroom to side, two upvc double glazed windows overlooking side garden and drive.

En-suite Bathroom

Comprising bath with electric shower unit over, low flush WC, wash hand basin, tile walls, expelair extractor unit.

**Bedroom 5 5.18m x 4.24m**

Spacious double bedroom to rear, Upvc double glazed window with open views.

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Family Bathroom 4.62m x 2.08m

A modern bathroom suite comprising bath with shower over, low flush WC and wash hand basin, chrome heated towel rail, tile walls and floor, inset ceiling spotlighting, upvc double glazed window with open views, cylinder/airing cupboard.
Separate Linen Cupboard.

Attic Rooms

Two loft rooms accessed via loft ladders providing spacious storage with potential for further accommodation subject to consent.

Basement

A large self-contained basement storage room with access via external double doors housing oil fired central heating boiler. This space may be utilised as a home gymnasium, other leisure activities, offices or further annexe accommodation as a staircase from the inner hallway of the farmhouse could be installed with minimal structural works.

OUTSIDE



Gardens & Grounds

There are extensive gardens to the front of the property which incorporate a feature pond with part grass bank, together with a stocked carp pond just beyond the garden curtilage.

In addition to the gardens, the driveway splits providing two separate car parking areas and allowing separate access to the farmhouse which is ideal for guest/ dependent relative car parking and accommodation.



Purpose Built Stables 3.65m x 9.24m

Built of timber frame and clad comprising 2 x loose boxes currently utilised as a workshop and stores building. Split into two rooms with separate personnel doors, concrete floor. External security lighting.



General Purpose Farm Building 60' x 65' x 13' eaves

A useful well constructed general purpose building built of steel frame, concrete block walls, part Yorkshire board clad, box profile gable end clad and roof, concrete floor. Power and light, mains water supply, double sliding gable end access doors.

Storage Yard

An open concrete storage yard providing useful additional outside storage.

AGRICULTURAL LAND

In addition to the yard areas there are approximately 16 acres of productive grassland situated either side of the long private farm driveway, within a ring fence of the farmstead which is ideal for keeping horses and/or livestock.



The land is in good heart and comprises productive pasture land which is well fenced and has mains trough water supply.



The extent of the property is shown edged in red on the attached identification plan.

Services

Mains water and electricity. Shared septic tank drainage.

We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts.

Tenure

Freehold with immediate vacant possession available. No Vendor Chain.

Rights of Way, Easements etc

The property is offered subject to any existing rights of way, easements etc which may affect the property. There is a right of way for a neighbouring farmer to access adjoining land over the first section of driveway and lower paddock.

Council Tax

Bolton MBC tax band 'F', payable 2009/10 £2,029 per annum

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Asking Price

£ 895,000

Viewing

By strict appointment with SHP VALUERS tel 01772 555403

Viewing is essential in order to appreciate the accommodation available and the open views from the property.

Directions

From M61 Junc.6, head north on the A6 (Blackrod By Pass) continue through two sets of traffic lights. After the 2nd set of traffic lights heading from Blackrod to Adlington, turn left into Dark Lane after approx 2 miles, follow the lane to the T junction at the top of the hill, turn right into Little Scotland and Blundell Lane is located on the right, denoted by our 'For Sale' board. Blundell House Farm is situated on the right in an elevated position via a long private driveway, again denoted by our 'For Sale' board.

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Finance

SHP VALUERS are able to provide introductions to lending institutions specialising in rural land and property finance.

