



# Lower Pyethorn

33 Whalley Road | Wilpshire | Blackburn | BB1 9LQ

MSW HEWETSONS





# Lower Pyethorn

Guide Price of £550,000

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Blackburn | BB1 9LQ

Lower Pyethorn is a four bedroom detached Victorian family house situated in a popular and accessible residential area with great access to local towns and motorway networks and is within the Ribble Valley catchment area for secondary schools. The property was originally a farmhouse and has been tastefully renovated and presented to a high standard. The property has sizeable grounds with lawned garden areas to the front, side and rear, with a generous parking area and two large open storage buildings, which could potentially be developed subject to the necessary planning permissions.

The property is constructed of traditional course sandstone to the front elevation with dashed and rendered gables to the rear elevations. The property has pitched slate roof supported on timber.

## **Accommodation Ground Floor**

### **Entrance Porch**

Traditional half glazed entrance timber door with original bevelled glass design, decorative ceramic tiled floors with border.

### **Reception/Hallway**

Timber glazed entrance doorway from porch, double panel central heating radiator, coved ceiling, feature stained glass and bevel glass side panelling.

### **Sitting Room**

Large original stone mullioned bay window with upvc double glazed top opening windows, large feature full drop upvc double glazed window to gable elevation. Feature

marble 'Adam' style fireplace with recessed living coal gas fire on slate hearth. Three double panel central heating radiators, coved ceilings.

### **Dining Room**

Sealed unit upvc double glazed window to front and gable elevation, oak boarded flooring, high stand Georgian style fireplace with mantle and inset bevel glass mirror. Arched cast iron recessed fireplace with open grate and slate hearth. Original coved ceiling, ceiling spotlighting, double sliding double glazed timber doorways leading to –

### **Family Room**

Sealed unit upvc double glazed French doors leading to timber balcony. Sealed unit double glazed window to gable elevation, single glazed timber doorway leading to side porch. Cast iron multi-fuel burner, oak boarded flooring, ceiling spotlighting, and two double panel central heating radiators.

### **Side Porch**

Lean-to sealed unit double glazed timber side porch, diamond set quarry tiled flooring with a half pitched roof.

### **Timber Patio**

Just off the family room is an elevated timber patio with timber and wrought iron balustrade and wrought iron spiral stairways leading to garden areas and pond.

### **Kitchen**

Open archway linking the kitchen to the family room. Range of high quality fitted kitchen furniture with laminate finish and oak panelled work surfaces with complimentary tiled splashbacks. Built in 'AEG' double oven and six ring hob, built in 'AEG' dishwasher. Double bowl stainless steel sink unit with side drainer and chromed mixer tap, oak boarded flooring, sealed unit upvc double glazed window to gable and rear elevations, timber beamed ceiling, 'Baumatic' brushed steel and glazed illuminated extractor hood over hob, ceiling spotlighting.

# Particulars of sale

## First Floor

Traditional timber low rise spindle staircase with pine newel posts and handrails, half landing with sealed unit upvc double glazed full wall window.

## Main Landing

Matching balustrade to staircase.

## Bedroom One

Built in wardrobes, upvc double glazed window to front elevation, double panel central heating radiator, ceiling spotlighting.

## Ensuite

Built in shower cubicle with screen and chromed power shower. Integrated sink on vanity unit with chromed mixer tap, low level w.c, fitted mirrored cabinets and lighting, half ceramic tiled walls, sealed unit double glazed window to front elevation, chromed radiator towel rail, ceiling spotlighting.

## Bedroom Two

Sealed unit double glazed window to rear elevation, double panel central heating radiator.

## Bedroom Three

Sealed unit upvc double glazed window to rear elevation, single panel central heating radiator, coved ceiling, and original cast iron fireplace with open grate.

## Bedroom Four

Sealed unit double glazed window to gable and rear elevation, single panel central heating radiator, timber laminate floor, ceiling spotlighting.

## House Bathroom

Five piece suite comprising, panelled bath with marble panel and splashbacks, antique style chromed mixer tap and shower, corner shower cubicle with marble tiling and antique style chromed canopy shower, pedestal wash hand basin, large concealed mirrored storage cabinet, low level w.c., and bidet. Dark timber panelled flooring, sealed unit upvc double glazed window to rear elevation, chromed radiator towel rail, spotlighting to ceiling.

## Lower Ground Floor

Staircase with half landing.

## Cloakroom

Low level w.c and small bracket wash hand basin, timber laminate flooring, single panel central heating radiator, extractor fan, ceiling spotlighting.

## Cellar

Cellar area one currently used as a wine cellar with single glazed timber window to gable elevation and separate pantry storage. Cellar area two currently used as a utility room with fitted kitchen furniture, plumbed for washing machine and dryer, single bowl stainless steel sink unit, gas central heating boiler, timber glazed doorway to rear garden area.

## Garage/Workshop

Integral double garage which could be used as a tandem garage. Light and power installed.

## Gardens

To the front of the property is a traditional lawned garden with mature trees, beech hedge and stone flagging.

## Side Garden

Mainly lawned with mature trees and shrubs.

## Rear Garden

To the rear of the property are extensive lawned gardens with feature cobbled walkway and pergola arch.

## Summer House

To the lower portion of the rear garden adjacent to the rear boundary is a timber and glazed summer house, with feature stoned cobbled barbeque area.

## Outbuildings

This property was originally a farmhouse and there is a large parking area to the rear and side of the property accessed by a tarmacadam driveway from the main road.

There is an open barn and two large open storage garage areas which could be useful for business opportunities, or additional family accommodation subject to the necessary planning permissions.

## Service

Mains gas, electricity, water and sewerage.

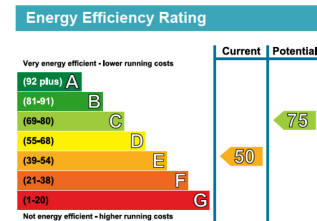
## Tenure

Freehold with the benefit of vacant possession upon completion.

## Council Tax

Band F.

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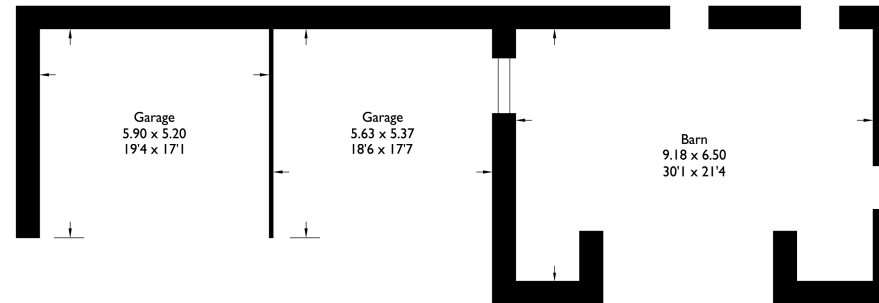
## Lower Pyethorn

Approximate Gross Internal Area : 214.67 sq m / 2310.68 sq ft

Garage : 96.81 sq m / 1042.05 sq ft

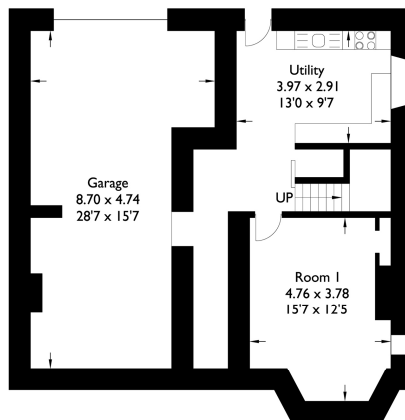
**Barn: 52.41 sq m / 564.13 sq ft**

**Total : 363.89 sq m / 3916.87 sq ft**

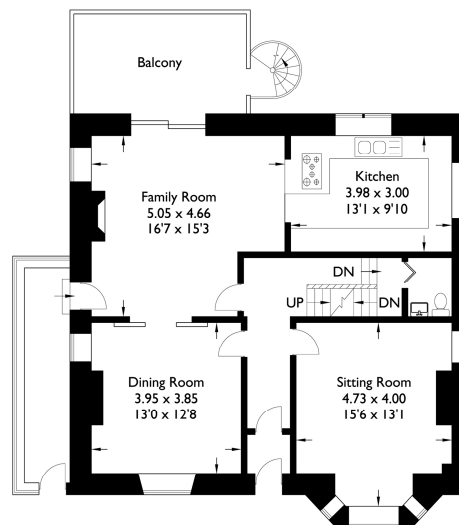


Garage/Barn

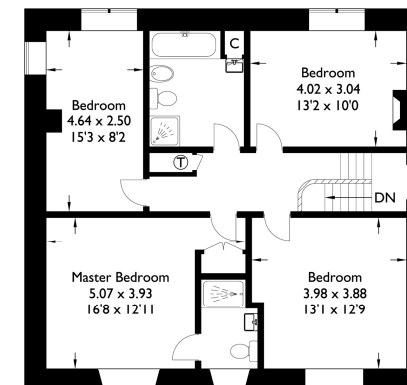
For illustrative purposes only. Not to scale  
Whilst every attempt was made to ensure the accuracy of the  
floor plan, all measurements are approximate and  
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## Lower Ground Floor



## Ground Floor



## First Floor













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