



# PROCTORS

ESTATE AGENTS

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**Homestead, Higher Commons Lane, Balderstone, Blackburn**

**Offers Over £895,000**

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

## LOCATION

Leave Blackburn on Preston New Road leading to Mellor Brook, right onto Branch Road, follow the road through the village towards A59, turn right at Thwaites roundabout, continue for approximately ½ mile, turn left at Bay Horse Public House, continue ahead then turn left just after Commons Lane.



## Higher Commons Lane, Balderstone, Blackburn

A truly outstanding contemporary dwelling enjoying a superb rural locality in the Ribble Valley, but within approximately a quarter of a mile of the A59 giving access to the regions major road network .(The M6 is within approximately 5 miles ). The property has been completely refurbished and extended to provide luxurious living accommodation of the highest quality .It is set on a double plot and enjoys low maintenance gardens adjacent to open fields and has a double entry paved forecourt with parking for several vehicles to the front. The ground floor has an open hallway with doors to a quiet lounge , playroom/ dining room and double doors leading to a fabulous open plan kitchen/dayroom which in turn leads to the sun room and gymnasium .There is also a separate utility room and cloakroom .There is also internal access to an integral double garage. The first floor boasts a spacious landing area,4 double bedrooms ( 3 with en suite facilities )and a superb family bathroom . All fixtures and fittings are of the highest quality including a Pronorm kitchen with an extensive range of units and Neff appliances, App controlled heating system ,Karndean flooring, Corian worktops and quality windows and doors throughout including skylights. Externally the rear garden is the non-gardeners dream .It has low maintenance Astro turf to the side and rear along with Indian stone paving and an additional side area for a caravan or similar if required . This safe and secure area is ideal for the younger family. This is a superb property in a highly desirable rural locality. Viewing is a must.



### ACCOMMODATION

#### ENTRANCE HALL

Karndean flooring , open staircase with oak and glass balustrade, radiator

#### CLOAKROOM/ SHOWER ROOM

Walk in shower, washbasin ,WC, fully tiled walls, radiator/towel rail , cloaks area

#### LOUNGE

19' x 12' 11" (5.79m x 3.94m) Two PVC double glazed windows, living flame gas fire in modern fireplace with tiled surround, radiator

#### PLAY ROOM

16' 11" x 12' 6" (5.16m x 3.81m) Karndean flooring , radiator, PVC double glazed window, double doors to

#### OPEN PLAN KITCHEN AND DAY ROOM

28' 4" x 22' (8.64m x 6.71m) Pronorm kitchen including a full range of quality units , Corian worktops including inlaid sink and Quooker tap. Neff appliances include twin ovens , microwave, steam oven , induction hob on the central island with extractor above, tall fridge , tall freezer , . PVC bi folding doors leading to rear garden , 2 feature skylights, spotlighting , modern wall mounted electric fire with remote control, 3 radiators



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band E  
Ribble Valley Borough Council  
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only . All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Higher Commons Lane, Balderstone, Blackburn

### UTILITY ROOM

10' 9" x 9' 10" (3.28m x 3m) Fitted wall and floor units, stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, radiator, broom cupboard, 'Karndean' floor, PVC double glazed window, PVC door

### SUN ROOM / GYMNASIUM

25' 6" x 19' 3" (7.77m x 5.87m) Two PVC double glazed windows, PVC double glazed french doors, two radiators, 'Karndean' flooring, internal door to garage



### FIRST FLOOR

Generous size landing with oak and glass balustrade, double-glazed roof window, radiator

### SPACIOUS LANDING

20' x 12' (6.1m x 3.66m) Oak and glass balustrades, Velux double glazed window, radiator



### MASTER BEDROOM

23' 10" x 13' 2" (7.26m x 4.01m) Custom made fitted wardrobes, matching drawers, radiator, PVC double glazed window, spotlighting



### EN SUITE BATHROOM

Panelled bath with handset shower, large walk in double shower, wash basin, WC, towel rail/radiator, PVC double glazed window, fully tiled walls, spotlighting



### BEDROOM 2

18' 4" x 15' 5" (5.59m x 4.7m) PVC double glazed window, radiator

### ENSUITE SHOWER ROOM

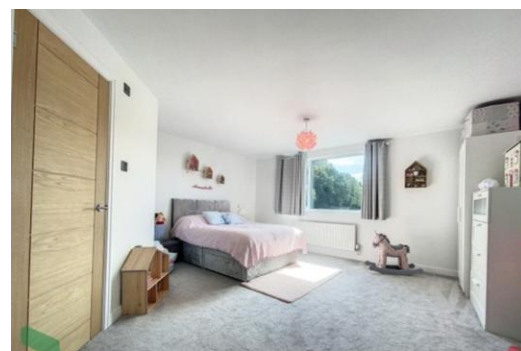
Corner shower unit with hand held and fixed shower heads, vanity wash basin, WC, fully tiled walls, radiator/towel rail

### BEDROOM 3

15' x 14' 2" (4.57m x 4.32m) radiator, PVC double glazed window

### ENSUITE SHOWER ROOM

Walk in shower, vanity washbasin, WC, PVC double glazed window, fully tiled walls, radiator, towel rail, spotlighting



### BEDROOM 3

15' x 14' 2" (4.57m x 4.32m) radiator, PVC double glazed window



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# Higher Commons Lane, Balderstone, Blackburn

## ENSUITE SHOWER ROOM

Walk in shower, vanity washbasin , WC, PVC double glazed window , fully tiled walls , radiator, towel rail , spotlighting



## BEDROOM 4

16' 7" x 14' 5" (5.05m x 4.39m) radiator, PVC double glazed window, walk in wardrobe ( could be an en suite shower room )



## FAMILY BATHROOM

Large walk in shower, stand alone bath, vanity washbasin , WC , radiator/towel rail , PVC double glazed window, spotlighting, fully tiled walls

## DOUBLE GARAGE

21' 2" x 19' 5" (6.45m x 5.92m) Electric up and over door, Vaillant gas fired central heating boiler and Mega Flow system

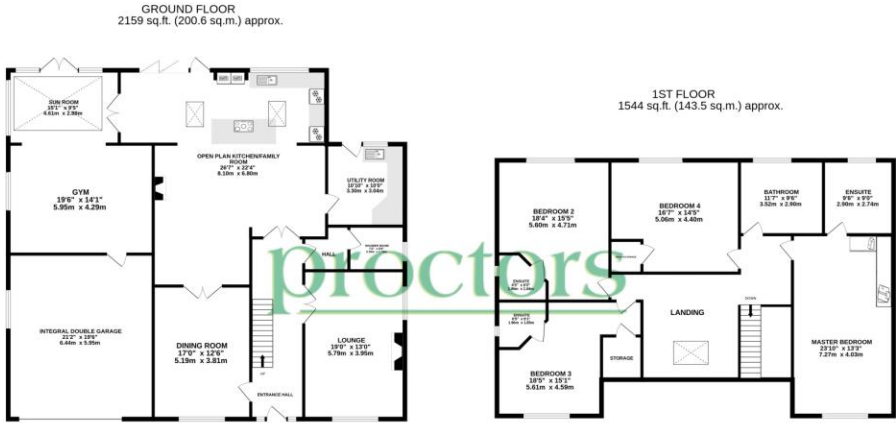
## OUTSIDE

Superb wrap around rear garden with 2 side areas . Low maintenance areas with Astro turf and Indian stone . This area borders open fields to the rear



## FORECOURT

The property has a double entry paved forecourt with parking for several vehicles and has an electric car charging unit



HOMESTEAD - MARKETED BY PROCTORS ESTATE AGENTS  
 TOTAL FLOOR AREA : 3703 sq.ft. (344.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PLEASE NOTE** VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE



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