



# PROCTORS

ESTATE AGENTS

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## Former Vicarage Of St James, Church Street, Briercliffe, BB10 2HU

“Offers Invited” £435,000

5 bedroomed, 3 reception roomed, detached early 18th century former vicarage, within mature tree fringed half acre plot within the setting of St James church, a Grade 2 Listed building.

Located within this well defined, popular settlement, close to open countryside, on the edge of scenic moorland, near to the Lancashire-Yorkshire border, convenient for Burnley, Nelson and Colne - offering easy access to M65 junctions and within an average hours journey time of both Manchester (27 miles) and the West Yorkshire conurbation of Leeds Bradford (32 miles).

The house itself is of imposing stone walled and slate roofed construction extending overall to 315 square metres (3391 square foot) gross external area excluding cellar. Reasonably presented with serviceable kitchen and bath/cloaks sanitary ware as well as character features of period staircase spindles (Georgian style) and internal window shelters. The house offers scope for improvement, though available for immediate occupation with floor coverings throughout.



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## TENURE

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

## ACCOMMODATION

### GROUND FLOOR

#### IMPRESSIVE HALL

19' x 6' 10" (5.79m x 2.08m) Staircase off, radiator

#### INNER HALL

6' 6" x 5' 9" (1.98m x 1.75m) Cellar access off

#### CLOAKS/WC

9' 6" x 2' 8" (2.9m x 0.81m) White suite, low flush LW, wash hand basin, radiator

#### STUDY/RECEPTION ONE

11' 10" x 11' 5" (3.61m x 3.48m) Gas fire in period surround, alcove book shelving, radiator

#### RECEPTION TWO

15' 9" x 13' 11" (4.8m x 4.24m) Coal effect gas fire, modern wood surround, radiator

#### RECEPTION THREE

15' 9" x 14' (4.8m x 4.27m) Gas fire, radiator

#### KITCHEN

16' 10" x 11' 2" (5.13m x 3.4m) Matching wood fronted base & wall cupboards with laminate worktops, tiled splashback, inset stainless steel sink, feature blocked fireplace feature, vinyl floor, radiator

#### UTILITY AREA

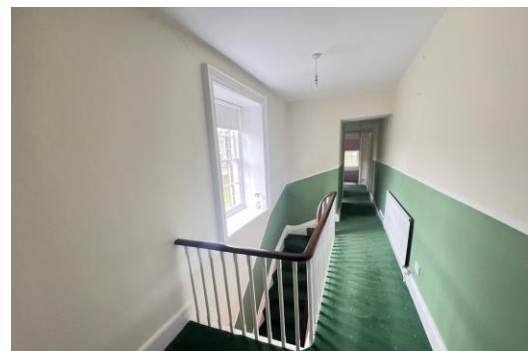
12' x 9' 6" (3.66m x 2.9m) Central heating boiler unit, radiator, base unit, worktop, sink, built in cupboards, quarry tiled floor, garage off

#### GARAGE

21' 8" x 10' 0" (6.6m x 3.05m)

#### CELLAR STORAGE PASSAGE

20' x 6' (6.1m x 1.83m) Stone period shelving



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	61d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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### FIRST FLOOR

#### LANDING

21' 8" x 6' 8" (6.6m x 2.03m) Radiator, built in cupboard/wardrobe

#### BEDROOM ONE

16' x 13' 11" (4.88m x 4.24m) Radiator

#### BEDROOM TWO

15' 9" x 13' 10" (4.8m x 4.22m) Blocked fireplace, radiator

#### BEDROOM THREE

13' 9" x 12' 8" (4.19m x 3.86m) Radiator

#### BEDROOM FOUR

11' 10" x 11' 8" (3.61m x 3.56m) Tiled fireplace, radiator

#### BEDROOM FIVE

11' 8" x 9' 2" (3.56m x 2.79m) Radiator

#### BATHROOM

10' x 7' 4" (3.05m x 2.24m) Pedestal wash hand basin, panelled bath, separate shower, part tiled floors, radiator, built in airing cupboard

#### SEPERATE WC

8' 6" x 2' 5" (2.59m x 0.74m) Low flush suite, pedestal wash hand basin

#### SPECIAL CONDITIONS

In accordance with Church of England protocol, the buyer will covenant to remove the description Vicarage, Old Vicarage, Rectory or Manse from the address of the property on completion.

The buyer will be required to enter into covenants:

- 1) To use the property as a single family dwelling only - extensions or the building of related family annexe(s) will not breach this covenant.
- 2) Not to do anything which will adversely impact on the church next door in terms of activity/noise/disturbance within this residential area.

#### 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.



Proctors Blackburn

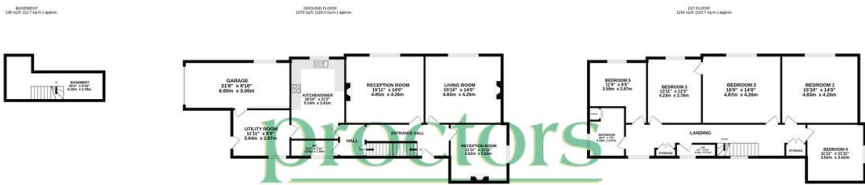
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ST JAMES'S VICARAGE - MARKETED BY PROCTORS ESTATE AGENTS  
 TOTAL FLOOR AREA : 2501 sq.ft (241.5 sq.m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		