



## Miles Wife Hey Bank Hey Lane South, Blackburn

£475,000 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Step back in time and immerse yourself in the rich history and exquisite charm of this stunning Grade II\* listed 4-bedroom detached house, Miles Wife Hey is believed to be the oldest house in Blackburn. Built in 1543 (with parts dating back to 1525), this architectural gem exudes character and elegance at every turn.

Upon entering, you are immediately struck by the grandeur of the property, with mullioned windows framing the exterior wall of the hallway, which runs the length of the property, with a part vaulted ceiling and stairs to the first floor. There is a two piece cloakroom and access to the garage which has an electronic up-and-over door, plumbed for a washing machine. The lounge is full of charm and character with a stunning Tudor Inglenook style fireplace with a coal effect gas fire as its focal point. With exposed beams, stone pillars and two sets of stone mullioned windows, one of which has a charming window-seat. Across the internal hall is the second reception room currently being utilised as a dining room. Also with an inglenook style stone fireplace with a coal effect gas fire, beamed ceiling and a bank of mullioned windows making it a perfect space to entertain. The kitchen diner features plentiful storage in the form of Shaker style fitted wall and base units with granite worksurfaces and a ceramic sink, an integral dishwasher, large range cooker, walk in pantry and tiled flooring; ideal for family living.

To the first floor, the split level landing is lined with bookcases and offers access to the under eaves loft storage. The generous, bright master bedroom has built-in furniture and a three piece en-suite bathroom including a corner bath. Three further bedrooms are all good sized doubles. The family bathroom has a period design, four piece suite including a bath with mains fed shower over, bidet, wc and a sink housed in a vanity unit. There are built-in cupboards which also house the boiler and are ideal for storage.

Externally the beautiful, stone walled, south facing garden offers several patio areas with beds and borders with an abundance of mature plants and shrubs ideal for alfresco dining with friends and family. To the rear of the property there is parking for up to four vehicles.

Meticulously maintained, this property is a testament to the care and dedication of its current owner, ensuring that it stands as a beacon of historic importance for generations to come. In conclusion, this property is a rare opportunity to own a piece of history while enjoying all the comforts of modern living. With its rich heritage, thoughtful design, and prime location, this Grade II\* listed house is more than just a home – it's a testament to history brought to life.



**Lounge**

Large original (Tudor) stone inglenook fireplace with gas fire, stone pillars and wood beams. Carpet flooring, wood surround single glazed windows.

**Kitchen**

Range of fitted wall and base units with contrasting granite work surfaces. Large range cooker with tiled splashback, space for large fridge, integral dishwasher, tiled flooring, wooden beams, pantry, cupboard housing gas meter, pantry, panel radiator, single glazed wood framed window x 2.

**Vestibule**

Tiled flooring wooden front door, cupboard housing electric meter and consumer unit.

**Hallway**

Tiled flooring, single glazed wood framed windows, stairs to first floor.

**Dining Room**

Original stone inglenook fireplace, carpet flooring, single glazed wood framed windows, wooden beams, carpet flooring.

**Wc**

Two piece in white with vanity unit housing sink, tiled flooring, single glazed frosted window, tiled splashbacks.

**Landing**

Carpet flooring built-in shelving single glazed wood framed window, door to under eaves storage loft access.

**Bedroom**

Double with carpet flooring, built-in wardrobes, ceiling coving, single glazed wood framed windows, panel radiator.

**En Suite**

Three piece in white including corner bath, carpet, flooring, ceiling, coving, double glazed wood, framed frosted window, panel radiator.

**Bedroom 2**

Double with carpet flooring, wooden beams ceiling coving, single glazed wood framed windows, panel radiator.

**Bedroom 3**

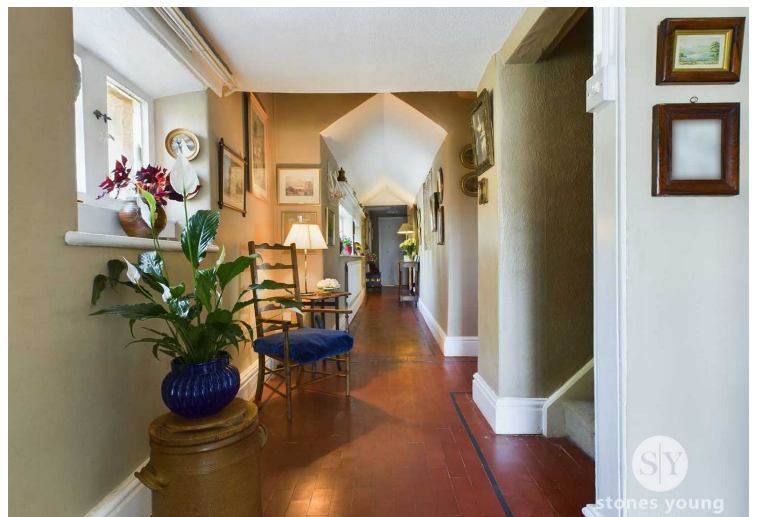
Double with carpet flooring, dual aspect single glazed wood framed windows, panel radiator.

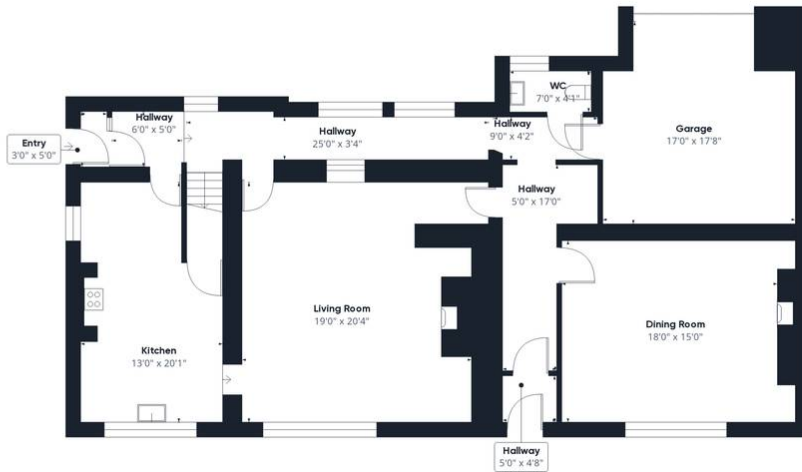
**Bedroom 4**

Double with carpet flooring, single glazed wood framed window, panel radiator

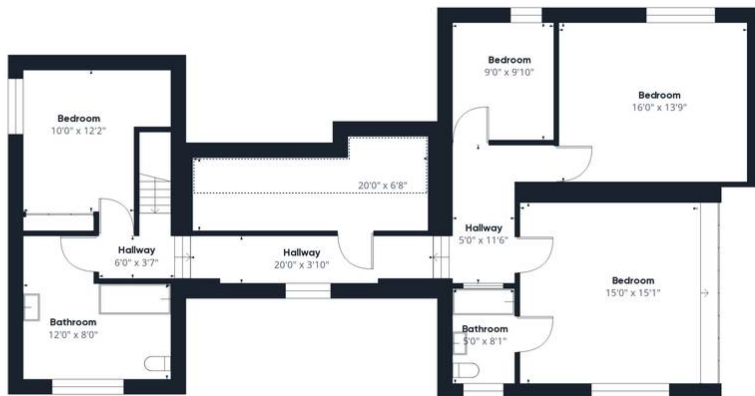
**Bathroom**

Four piece with main's fed shower over bath, vanity unit, housing sink and fitted cupboards, tiled splashbacks, single glazed wood frame windows, panel radiator.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2718.96 ft<sup>2</sup>  
Reduced headroom  
69.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360