



# PROCTORS

ESTATE AGENTS

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## Oozehead Farm, 78 Manor Road, Blackburn, BB2 6LX

**"Offers Over" £550,000**

A most impressive detached stone built farmhouse, dating from the mid 18th century and situated conveniently in this much sought after residential area of Billinge, close to the popular schools including Tauheedul, Westholme, Quegs and Witton Park high school. It is also convenient for Blackburn town centre, and has easy access to the regions major road network; giving access to the whole region.

The property provides spacious and versatile living accommodation which enjoys many original features providing charm and character while also enjoying modern fittings for contemporary living. There are 2 attractive reception rooms, a bespoke fully fitted kitchen and adjoining utility room along with a walk in pantry, spacious entrance and 2 piece cloakroom on the ground floor. There are 4 double bedrooms (2 with en-suite facilities), accessed by 2 separate staircases to allow guest privacy along with a family bathroom. It has gas central heating (including underfloor heating) and double glazing.





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Externally, there is a large cobbled forecourt leading to a double integral garage (potential for conversion) and parking for several vehicles. There are gardens including lawned and flagged areas with a courtyard for alfresco dining. In addition, there is a modern summerhouse. This is a very unique and interesting property which should be viewed to fully appreciate.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

10' 6" x 7' 1" (3.05m x 2.16m) 2 square paned double glazed windows, stone floor, radiator

2 PIECE CLOAKROOM

Wash basin, WC, radiator

LOUNGE

16' 6" x 13' 6" (5.03m x 4.11m) 2 square paned double glazed windows, wood burning stove, beamed ceiling, wood flooring

DINING ROOM

16' 9" x 13' 6" (5.11m x 4.11m) Recessed open fireplace with wood beamed mantel, square paned double glazed window, radiator with cover, wood flooring, beamed ceiling, wall lighting, open staircase

WALK IN PANTRY

9' 9" x 4' 3" (2.97m x 1.3m) Stone flooring, PVC double glazed window, feature "breather" door

BESPOKE FULLY FITTED KITCHEN

15' 7" x 11' 4" (4.75m x 3.45m) Custom made wall & floor units including drawers & wood block worktops, breakfast bar island with units below & granite worktops, Belfast sink, slot in range oven & hob, dishwasher, 2 Velux double glazed windows & square paned double glazed window, stone flooring with underfloor heating, beamed ceiling

UTILITY ROOM

13' 8" x 7' 11" (4.17m x 2.41m) Matching base units, single drainer bowl 1/2 sink unit, plumbed for washer & dryer, Velux double glazed window, gas fired central heating boiler unit, stable door, stone flooring with under floor heating, beamed ceiling

STAIRS TO FIRST FLOOR

LANDING

Spindled balustrade with beamed ceiling



Tenure	Freehold
Ground Rent	
Council Tax Band	Band F
Local Authority	
EPC Rating	41e

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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### MASTER BEDROOM

17' 1" x 13' 7" (5.21m x 4.14m) 2 square paned double glazed windows, wood flooring, beamed & vaulted ceiling, walk in wardrobe

### EN-SUITE SHOWER ROOM

Walk in shower, wash basin, radiator, tiled flooring

### BEDROOM TWO

13' 6" x 10' 7" (4.11m x 3.23m) Square paned double glazed window, double radiator, beamed ceiling, storage cupboard

### FAMILY BATHROOM

Spa bath & shower with screen, wash basin, WC, chrome radiator/towel rail, fully tiled walls & flooring

### SECOND STAIRCASE

### BEDROOM THREE

18' x 11' 3" (5.49m x 3.43m) Square paned double glazed window, beamed ceiling, double radiator

### EN-SUITE SHOWER ROOM

Walk in shower, wash basin, tiled walls & flooring

### BEDROOM FOUR

18' x 9' 8" (5.49m x 2.95m) Square paned double glazed window, vaulted beamed ceiling, radiator, laminate flooring

### OUTSIDE

Garden areas including lawned & flagged areas with enclosed side courtyard, patio area with alfresco dining area

### SUMMERHOUSE

12' 4" x 10' 9" (3.76m x 3.28m) Sliding patio doors, spotlighting

### DOUBLE GARAGE & DRIVEWAY

21' x 20' 9" (6.4m x 6.32m) Cobbled driveway & forecourt with wrought iron entrance gates, parking for several cars

### 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 Darwen

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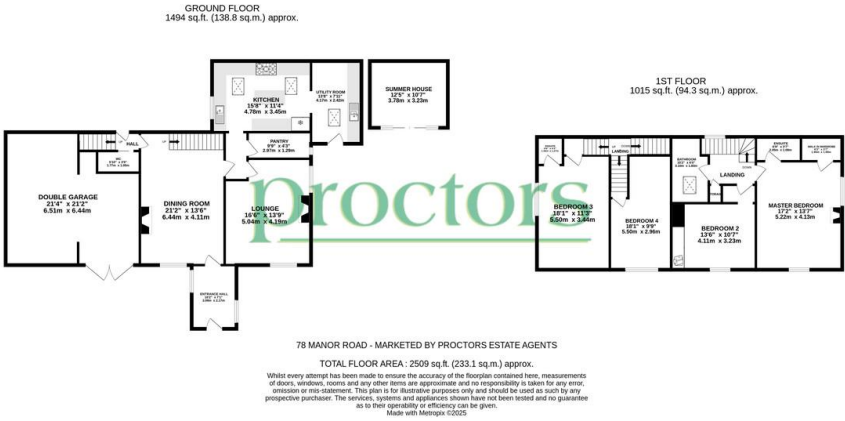
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		