



Blackburn Road, Heapey, Chorley, PR6 8EJ

Offers Over £999,950







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6 Bedrooms



2 Bathroom



7 Acres OTA

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- Grade II listed semi-detached farmhouse full of character
  - Six bedrooms with versatile living accommodation
  - Approx. 7 acres of land with rear field access
  - Open barn, rear parking & generous garden with patio
  - Sought-after semi-rural location with excellent transport links



Set along the ever-popular Blackburn Road in the charming village of Wheelton is this beautifully presented Grade II listed semi-detached well offers a rare opportunity to acquire a home rich in character, charm, and generous proportions. The property enjoys a semi-rural setting whilst remaining conveniently close to a range of local amenities, well-regarded schools, and transport links, with easy access to nearby towns such as Chorley and Preston, as well as excellent motorway connections via the M61 and M65—making it ideal for commuters seeking the balance of countryside living with everyday convenience. Surrounded by open countryside and benefiting from approximately 7 acres OTA of land to the rear, the property perfectly blends rural living with versatile family accommodation.



The ground floor offers an excellent layout suited to both everyday living and entertaining. A welcoming lounge with a feature fireplace provides a cosy focal point, while a separate office offers an ideal space for home working. The property also benefits from a useful pantry, and a well-appointed kitchen complete with a central island, flowing through to a formal dining room. To the rear, a practical hallway/boot room provides access out to the garden and patio area, perfect for country living. In addition, there is a further versatile reception room which could easily serve as a sixth bedroom if required.







To the first floor, the property continues to impress with four well-proportioned double bedrooms, alongside a single bedroom currently utilised as a walk-in wardrobe. The accommodation is served by both a family bathroom and a separate shower room, offering convenience for busy households.

The second floor features a loft room, providing additional flexible space which could be used for storage, hobbies, or further accommodation subject to requirements.



Externally, the property enjoys a generous rear garden with a patio seating area, ideal for outdoor entertaining and enjoying the surrounding countryside. To the rear, there is off-road parking along with an open barn, and direct access to the adjoining fields, which extend to approximately 7 acres OTA making this an exceptional opportunity for those seeking a rural lifestyle with land.

This is a truly unique home offering character, space, and lifestyle appeal, and early viewing is highly recommended to fully appreciate all that is on offer.





## General Remarks

**Services:** The property has the benefit of mains drainage, water, gas and electricity. Heating is by way of a gas central heating system.

**Parking allocated and number of spaces :** Yard to the rear and driveway to the front.

**Construction Type :** Stone under tile.

**Building Safety :** N/A

**Restrictive Covenants :** There is to be a restrictive covenant on the yard, barn and land beyond to only be used for agricultural or equestrian purposes.

**Listed building :** The property is Grade II listed.

**Conservation Area / National Landscapes :** NA

**Easement, and Wayleaves or Rights of Way :** 177 Blackburn road has a right of way along the driveway into their driveway, speak to the office for further details.

**Footpaths / Bridleways :** There is a public footpath down the side of the yard and the small field beyond.

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor/variable in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** We understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale freehold with vacant possession upon completion.

**Local Authority:** Chorley Council      **Council Tax:** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** grin.painting.adverbs

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

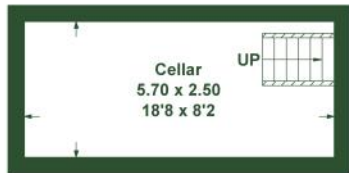
**SUBJECT TO CONTRACT**



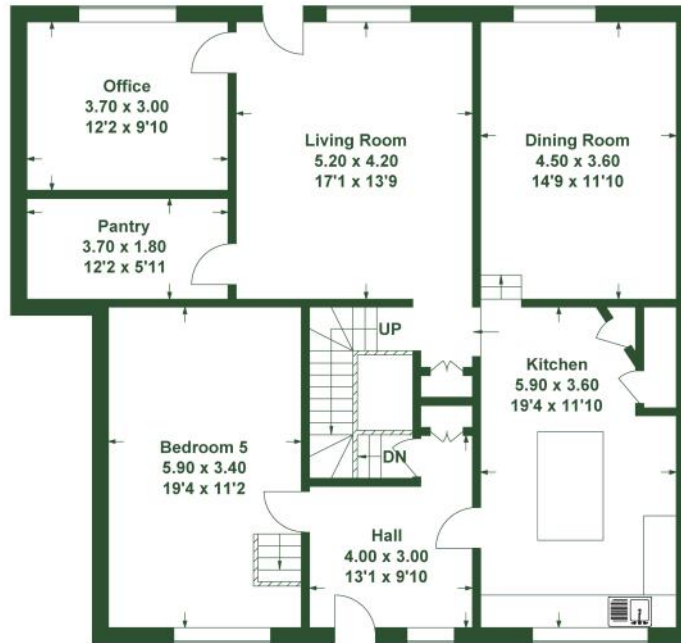
Approximate Gross Internal Area : 251.89 sq m / 2711 sq ft



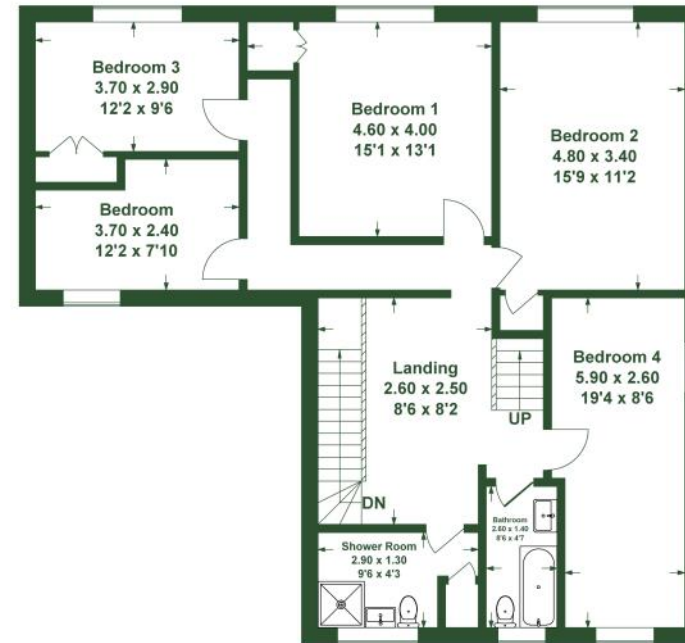
This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



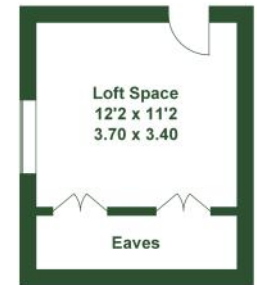
Cellar



Ground Floor



First Floor



Loft

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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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