

01756 795621  
www.david-hill.co.uk

DAVID HILL



## Height House Farm Blacko BB9 6PB

A productive livestock rearing farm comprising a generous 3 bedroom farmhouse and a very well maintained range of buildings including two stone barns having previously benefitted from planning permission. The buildings stand in a ring fence of predominately meadow and pasture extending in total to about 75 acres.

Delightful rural setting conveniently located just to the west of Blacko within reach of the M65 motorway and larger local business centres

Guide Price £1,175,000

# Height House Farm Blacko BB9 6PB

• Barrowford (M65) 3 miles • Colne 4 miles • Skipton 15 miles • Blackburn 17 miles • Manchester 40 miles

## Location

The property is situated in an elevated rural position within the Forest of Bowland Area of Outstanding Natural Beauty, close to the desirable villages of Blacko, Roughlee and Barrowford. The busy east Lancashire town of Colne is just 4 miles drive to the east offering an excellent range of services including supermarkets, pubs, bars, restaurants and shops. Transport links are excellent with the railway station in Colne providing direct services to Burnley, Preston and Blackpool. The M65 motorway starting in Colne provides easy access by road to the larger local commercial centres and beyond.

## Description

This super livestock rearing farm offers exceptional versatility with a good range of buildings and a nice mix of land. Although the unit will be of obvious interest to commercial farmers, Height House Farm will appeal to a much wider market, particularly with such development potential within the farmyard as demonstrated by previous planning permissions granted by Pendle Borough Council. (Application No: 13/04/0634P and Application No: 13/07/0661P).

The setting of the farmstead makes it ideal for those looking to create a substantial single country residence as well as those who require space and buildings to accommodate a hobby or low key business, subject to any necessary planning.

The farmstead comprises the farmhouse, two stone barns and further buildings of varying construction and age arranged around a generous yard.

The farmhouse is entered directly into a spacious living room with open fire set in tiled surround, useful built-in cupboard and boarded ceiling. Adjacent to the living room is a pleasant lounge with open fire set in a tiled surround. To the rear of the house off the living room is a generous family kitchen with an extensive range of base and wall units, laminate worksurfaces, stainless steel sink and drainer and electric cooker point. To the side of the kitchen is a useful utility room housing the 'Grant' oil fired central heating boiler and having plumbing for a washing machine, loft over and an external door. Separate fuel store with loft over.

On the first floor, the central landing gives way to three spacious double bedrooms, a separate box room and a house bathroom with panelled bath, wash basin and W.C. Airing cupboard with hot water cylinder.

## Outside

The farmhouse has a pleasant walled garden in front with a lawn and flowerbeds. On the end of the house is a lean-to stable (4.46m x 4.69m) with loft over.

**Main Barn Area** (9.76m x 8.48m) with stands for 20 and a loft over.

**Plant Room** (2.66m x 3.28m) with pressure vessel and filters for the bore hole water supply.

**Dairy** (3.29m x 2.15m).

**Shippon** (3.27m x 4.40m) with stands for 5. Door to plant room.

**Garage** (6.36m x 5.14m max).

**Workshop** (2.76m x 4.01m). Door to plant room.

**Store** (2.16m x 3.06m). Door to workshop and garage.

**Small Stone Barn** (8.09m x 5.75m) with loft over.

**Lean-to** (5.09 m x 9.51m) extending across the rear of the small stone barn and the garage/workshop.

**Cattle building** (16.79m x 13.17m). Timber framed construction with kennels for 38. Central feed passage.

**Silage Clamp** Earth walls and concrete floor.

**Tractor Shed** (5.52m x 7.57m) Pole frame concrete floor.

**Silo Barn** (10.21m x 5.00m) Concrete floor.

## The Land

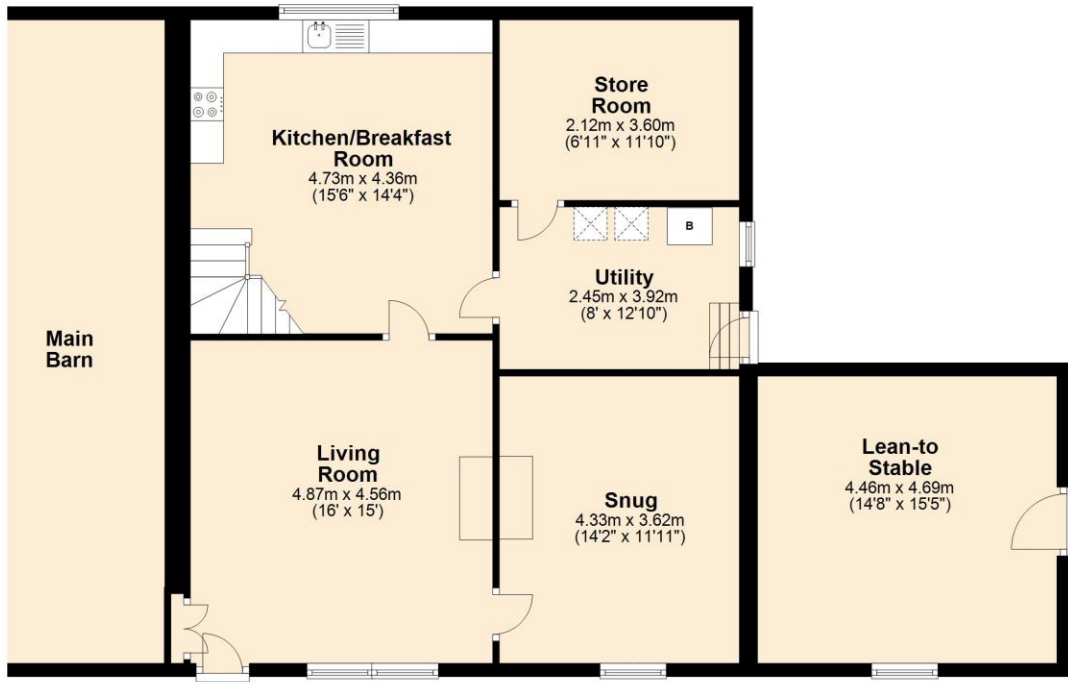
Surrounding the house and buildings and having two separate points of access from Wheathead Lane is a very productive block of predominately south facing, sloping, meadow and pasture extending to approximately 29.303 hectares (72.41 acres) in total. In addition, there is a fine stand of mature trees of about 0.648 hectares (1.60 acres) and a area of verge extending to the west of the farm entrance between the road and boundary wall.

The land has been well farmed with boundaries maintained to a good stock proof condition on the whole. The land is watered from both natural supplies and from the bore hole located within the farmyard.



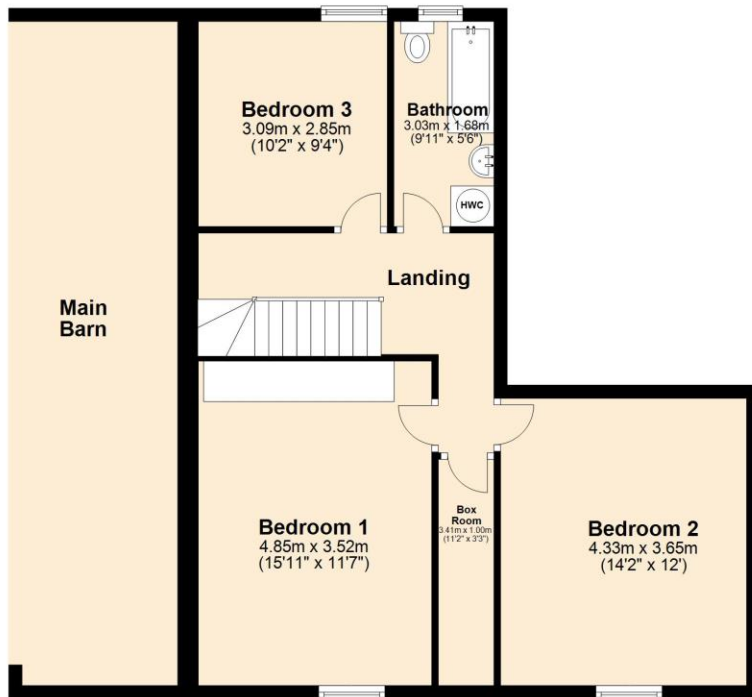
### Ground Floor

Approx. 124.1 sq. metres (1335.3 sq. feet)



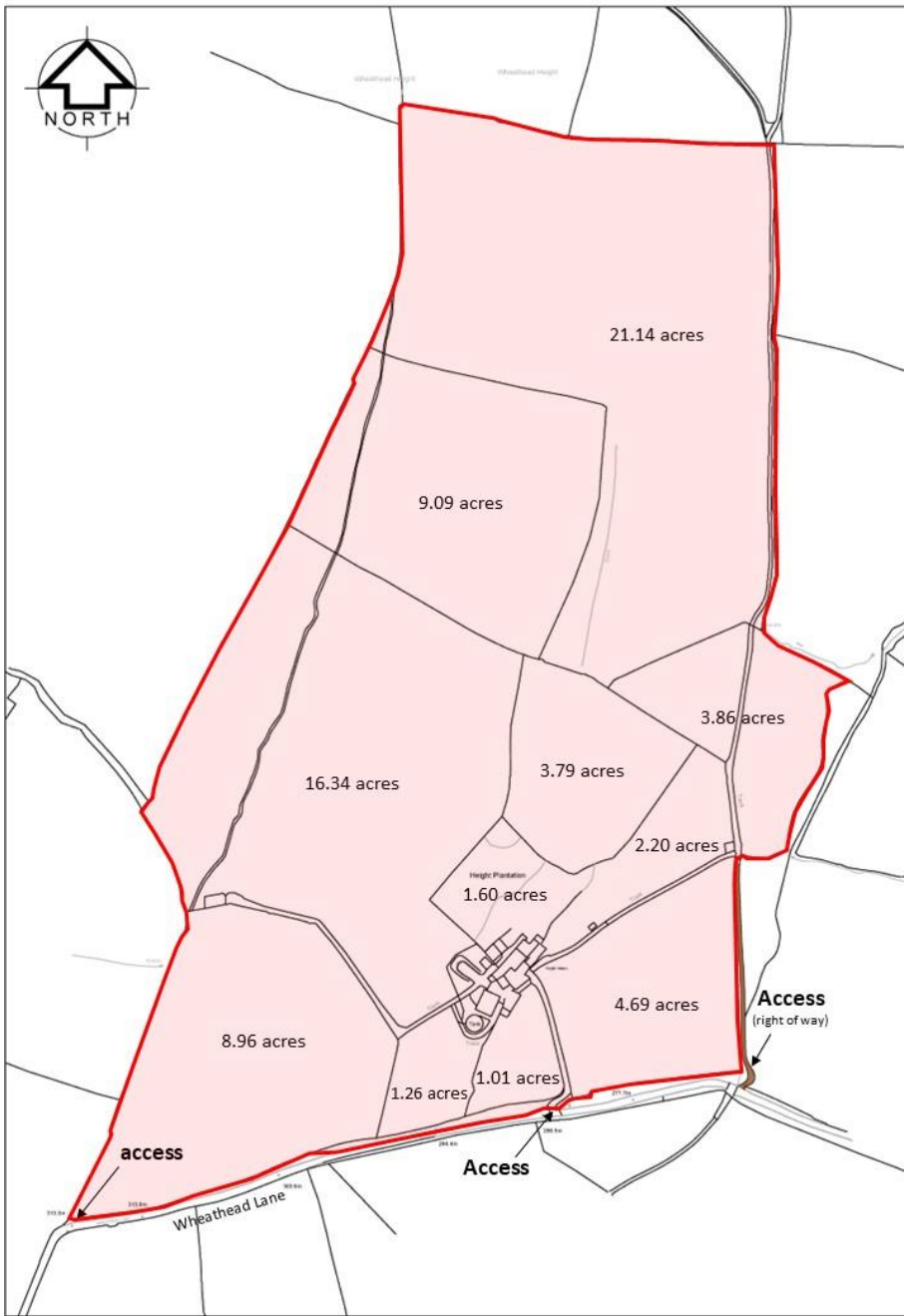
### First Floor

Approx. 85.4 sq. metres (919.6 sq. feet)



Total area: approx. 209.5 sq. metres (2254.9 sq. feet)





### Services

The property is connected to mains electricity and private borehole water. Drainage is to a new package treatment plant (20 population capacity). Oil central heating. UPVC double glazing.

### Viewing

Viewing strictly by appointment.

### Energy Rating

G – 16.

### Tenure

Freehold.

### Council Tax

Band D (Pendle Borough Council).

### Single Farm Payment

BPS entitlements are not included in the sale.

### Directions

Coming from Junction 13 off the M65 continue north on Gisburn Road (A682) into Barrowford to Higherford and into Blacko. Still on Gisburn Road (A682). On leaving Blacko continue for about 600 metres to the right hand bend and turn left immediately after Blacko Bar Road onto Wheathead Lane. Continue on Wheathead Lane down into dip passing over Admergill Water and climbing up to the other side where the entrance to Height House Farm can be found on the right after about 1 mile. A For Sale sign has been erected at the entrance.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

[info@david-hill.co.uk](mailto:info@david-hill.co.uk)

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