

Malkin Tower Farm, Barnoldswick Road, Blacko BB9 6RQ
Offers Over £1,350,000



The Farmhouse

Situated in a beautiful and imposing position looking southwards over open countryside, this is a lovely farmhouse with approximately 20 acres of land, a superb General Purpose agricultural building for storage / equestrian / workshop use and two holiday cottages on the farmstead that provide a good and regular income for the current owners.

Extending to over 2,700 Sq Ft the farmhouse comprises three bedrooms, two bathrooms and spacious living accommodation on the ground floor. The properties are heated by a state of the art bio-mass boiler, fully fitted new Upvc windows and doors as well as an oil fired central heating system, natural spring water supply and drainage to a septic tank. The interior has a charming yet modern feel combining original stone and wooden features with modern kitchens and touches throughout.

With a raised position in the beautiful and historical village of Blacko, the property offers the most magnificent views from Whitemoor reservoir and Lake Burwain over to Nonya Hill and surrounding moorland. This is a true opportunity to acquire one of the most prestigious and equestrian suiting homes to come to the market for many years.

The Cottages

Demdyke Cottages offers guests extremely comfortable accommodation with fantastic panoramic views of the Pendle countryside. The cottage has full central heating and consists of a sitting room with dining area. There is a good sized kitchen leading out to a small patio area surrounded by large garden. To the first floor the cottage offers a double bedroom, single bedroom and separate refurbished bathroom with over bath shower.

Device cottage is a one bedroom cottage with fantastic panoramic views offering superb accommodation. This cottage has a pleasant sitting room with separate kitchen. There is also an outside area surrounded by large garden. Upstairs there is a good sized bedroom and bathroom with bath and separate shower. The Piggery acts as extra accommodation for Device cottage and is a charming stone built detached building comprising a small studio flat with small kitchenette and shower room.

These cottages generate a fantastic income for the property and have been enjoyed by repeat customers for many years however, could also suit a change of use and conversion into one large dwelling incorporating the main house, creating one show stopping home with beautiful views over Pendle.

The Land and Buildings

The land, measuring to approximately 20.1 acres is currently split into six well fenced paddocks surrounding the property, all with vehicle access and good drainage. The land is currently run with livestock circulating the paddocks but would very happily suit a full equestrian set up with stables already in situ and the possibility of converting the large agricultural building into further stable blocks.

The agricultural building constructed of steel frame and concrete panels under a pitched tin roof has a large electric shutter door, large enough for agriculture machinery as well as water, power and drainage. To the rear of the building is an attached stable block with tack room and two good sized stables.

Services

Mains Electric, Bio-mass boiler, Oil Fired central, Drainage to Septic Tank, Water fed from Borehole

Tenure

We understand from the owners to be Freehold

Council Tax

Band F.

Viewings

Strictly by appointment only

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

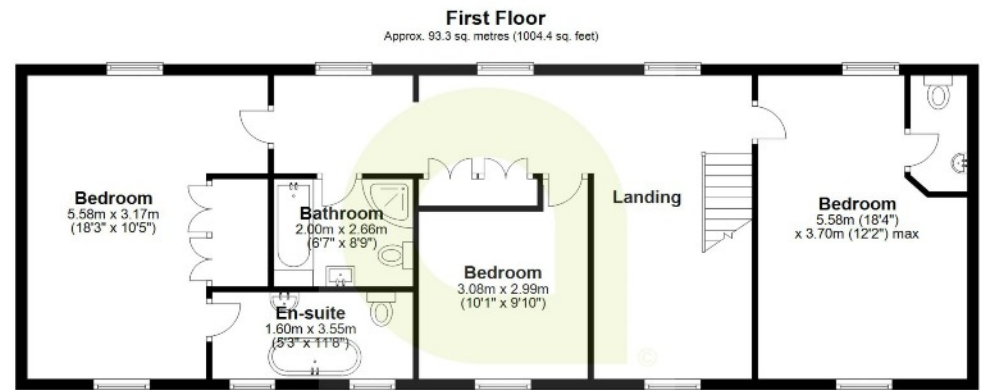
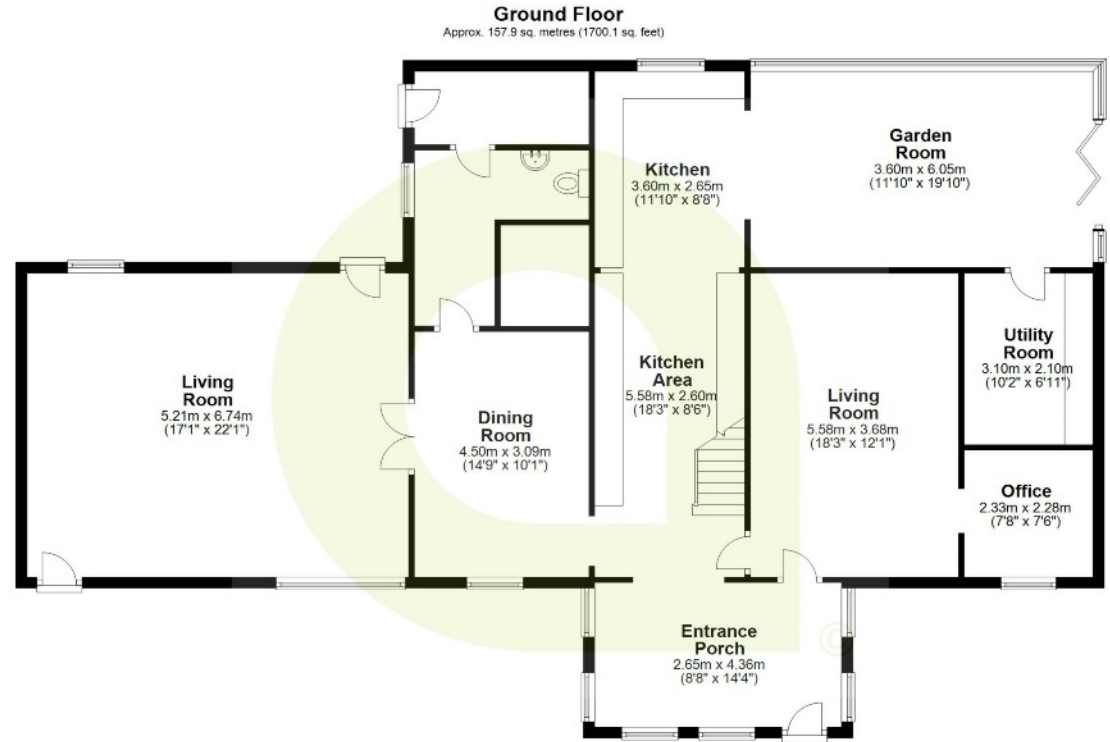
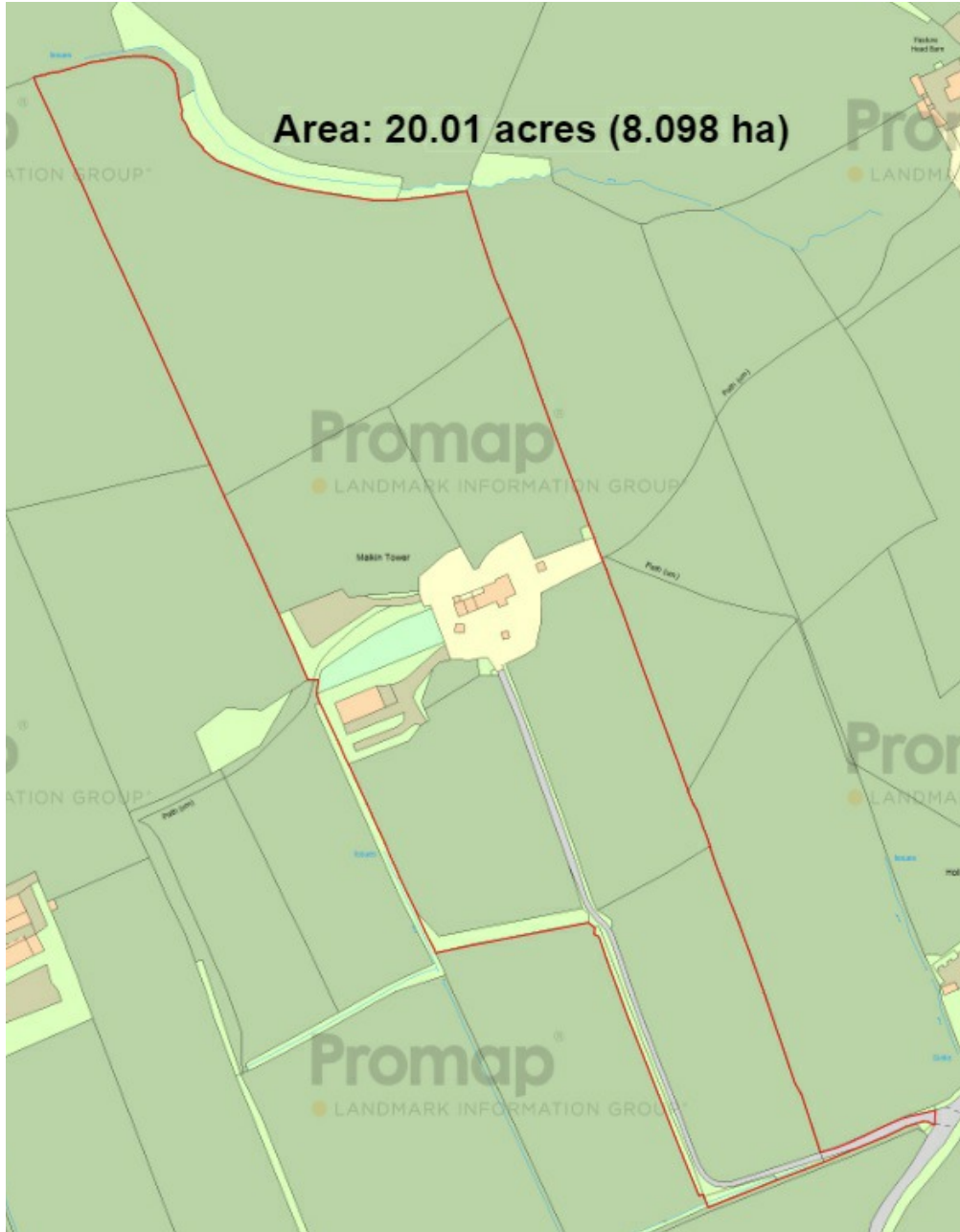
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)







Total area: approx. 251.3 sq. metres (2704.6 sq. feet)





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