

John Pallister
Chartered Surveyors



Higher Wheathead Farm
Blacko



Higher Wheathead Farm, Blacko, BB9 6LD



An exciting opportunity to acquire a charming smallholding nestled within the rolling hills of Pendle. Higher Wheathead Farm enjoys a stunning elevated rural setting whilst remaining conveniently positioned for excellent connectivity to Barrowford, Colne and the nearby M65 corridor.

Comprising :-

- Farmhouse: A substantial 3 bedroom farmhouse with far reaching views and traditional farmhouse character.
- Stone Barn: Adjoining the farmhouse the barn offers space for storage whilst also presenting potential to extend the house or provide separate accommodation subject to the relevant planning consents.
- Farm Building: A separate single storey farm building provides livestock housing and handling facilities with integrated footbath and sheep dip.
- 34.3 acres (13.88 ha) or thereabouts of grassland with some woodland.
- Ideal for those with agricultural or equestrian interests, or anyone seeking a rural lifestyle.

For Sale by Private Treaty
Offers in the Region of £850,000

Higher Wheathead Farm is an exceptional rural property occupying an elevated and private position off Wheathead Lane above the sought-after village of Blacko, in the heart of the Pendle countryside. Surrounded by rolling pastureland, dry-stone walls and open moorland scenery, the property enjoys far-reaching panoramic views across the Lancashire landscape, creating a peaceful and picturesque setting ideal for countryside living.

The farmstead combines traditional agricultural heritage with attractive rural residential appeal. Near a quiet hamlet of character farmhouses and converted barns, the property offers a rare sense of seclusion whilst remaining conveniently accessible to Barrowford, Nelson and the M65 motorway network, providing links to Manchester, Leeds and the wider North West.

The overall style of the property can best be described as rustic, authentic and with potential for personalization. Its blend of historic agricultural charm, dramatic elevated setting and tranquil rural atmosphere creates a distinctive lifestyle opportunity suited to buyers seeking privacy, character and connection to the natural landscape.

Higher Wheathead Farm represents a rare opportunity to acquire a characterful rural home within one of Pendle's most scenic countryside locations.



Higher Wheathead Farmhouse briefly comprises: -

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Entrance Porch: PVC structure with tiled floor

Lounge: 15'5" x 15'4" (4.69m x 4.67m) with electric fire, stone fireplace, beamed ceilings and front aspect.



Dining Room: 11'3" x 15'0" (3.42m x 4.5m) with front aspect and beamed ceilings .



Kitchen/Diner: 11'0" x 10'6" (3.35m x 3.20m) With single stainless steel drainer, central heating boiler, wall and base units with free standing electric cooker and washing machine and a rear aspect.



Pantry: 12'6" x 9'6" (3.81m x 2.89m) with stone slab floor and rear aspect.



Split stairs from Hallway to Landing:

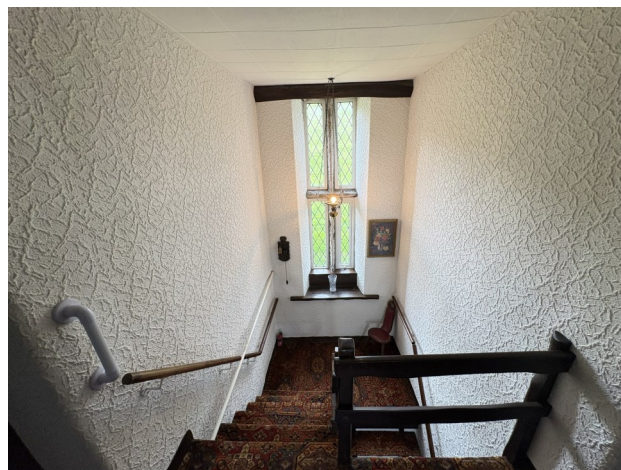
Bathroom: 8'11" x 12'6" (2.72m x 3.81m) with rear aspect, white 3 piece suite of WC, Sink and Bath with shower above as well as cupboards housing the hot water cylinder and cold water tank.



Bedroom: 11'11" x 15'5" (3.63m x 4.69m) with front aspect.



Bedroom: 16'4" x 15'8" Max (4.98m x 4.78m) with front aspect, fitted furniture and covered beams

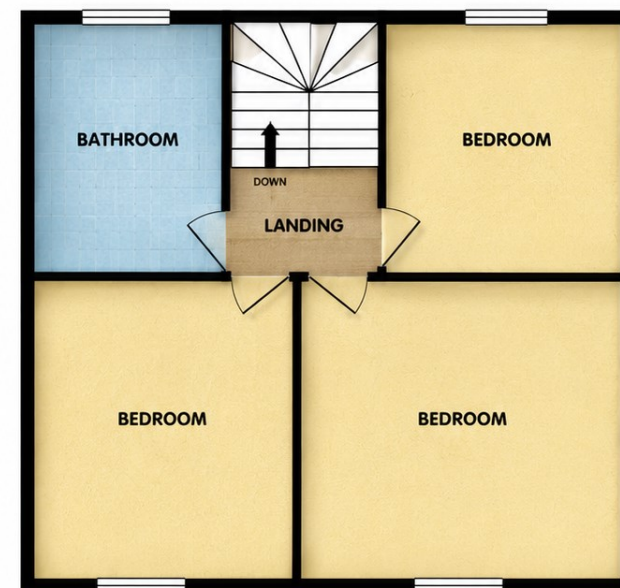
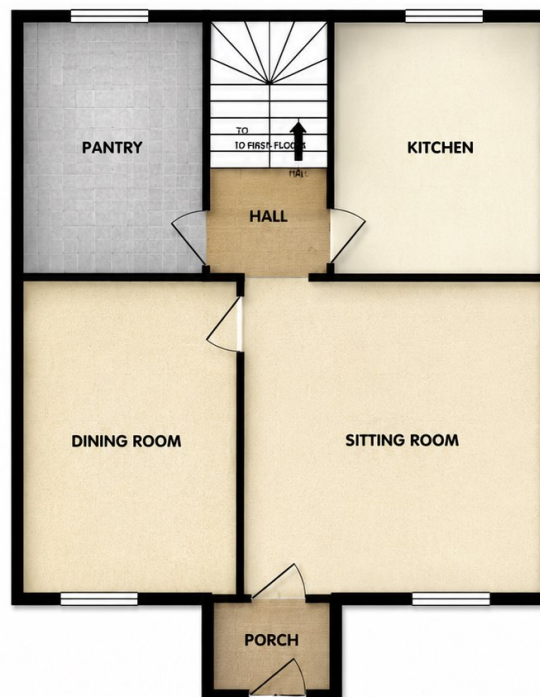


Ground Floor



1st Floor

Bedroom: 12'6" x 11'2" (3.81m x 3.40m) with rear aspect and loft hatch.



Exterior

Higher Wheathead Farm enjoys an attractive open garden and driveway area to the front and side of the property, complemented by approximately 34.3 acres of Grade 4 and 5 agricultural land. The property further benefits from a traditional stone barn attached to the farmhouse, together with a substantial detached farm building, offering excellent potential for a variety of agricultural, storage or ancillary uses.







General Remarks**Services:**

The Farm is supplied via mains electric, a septic tank, solid fuel hot water and central heating throughout and a private spring water supply with a filtration system in the barn. It should be noted that the septic tank is not expected to meet current regulations.

Please Note: John Pallister Ltd have not tested any of the above mentioned services and purchasers should satisfy themselves as to their presence and working order.

Local Authority:

Pendle Borough Council

Council Tax:

Band D

EPC: F-37

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Access Road:

The property benefits from a right of access along a gated gravel road from Wheathead Lane.

Measurements:

The measurements provided are given in order to provide a reasonable picture of the property prior to inspection. They are not to be relied upon by prospective purchasers, who are invited to make their own measurement survey.

Title and Tenure:

The property is offered for sale Freehold and with vacant possession upon completion.

Method of Sale:

For sale by Private Treaty with all offers to be submitted in writing either via email to info@pallisters.co.uk or in paper format by post of delivery to our offices.

Viewings:

All viewings will be **STRICTLY** during the viewing dates provided and entirely at your own risk. Please contact the agents to book onto one of the listed viewing dates. You will be required to sign a disclaimer for insurance purposes prior to entering the site.

Wednesday 8th July—10:30am—11:30am

Saturday 18th July—10:00am—11:00am

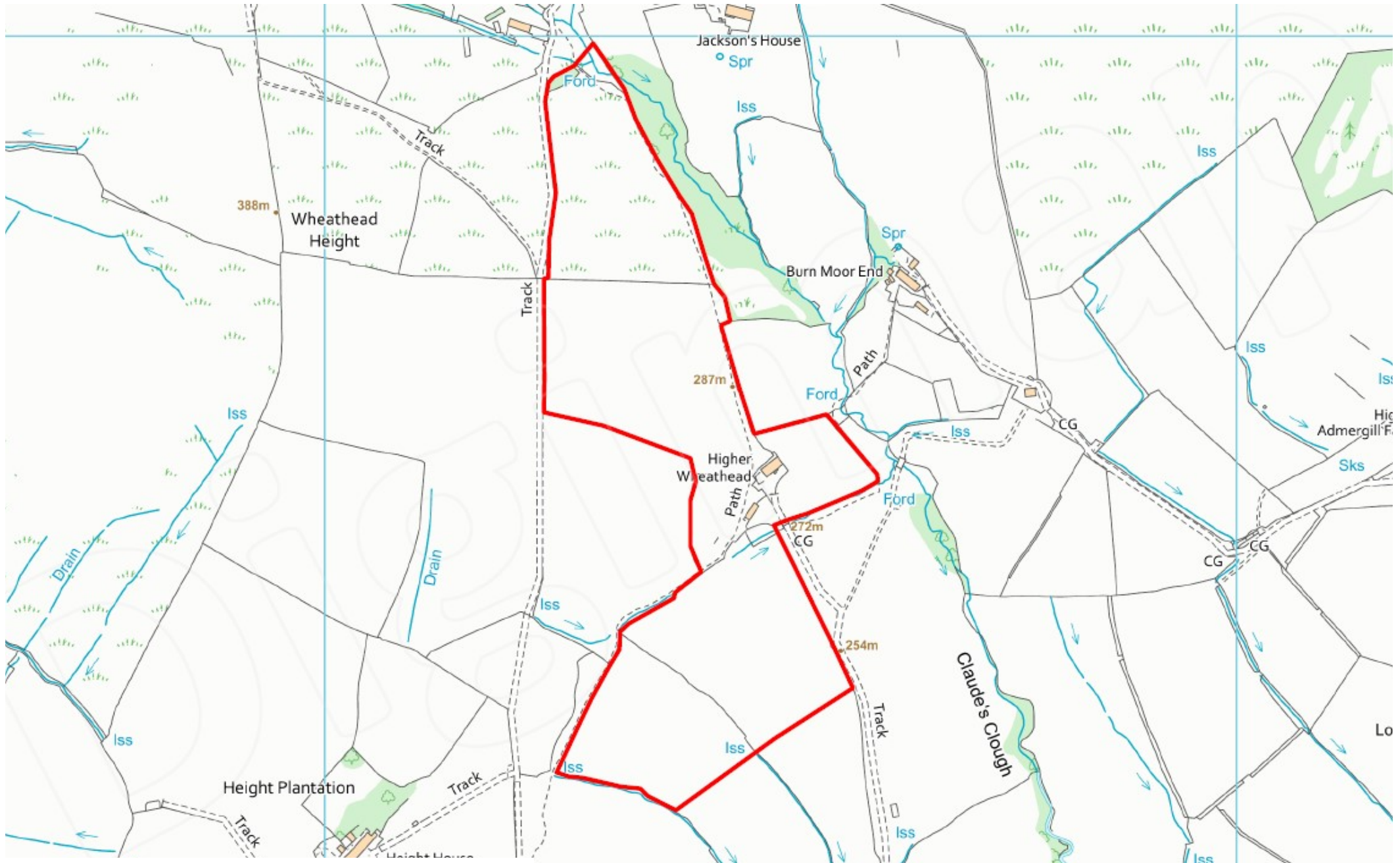
Tuesday 28th July—4:00pm—5:00pm

And thereafter **strictly by appointment with the agents only.**

John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Higher Wheathead Farm Boundary Plan

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Not to Scale
For Identification Purposes ONLY

John Pallister

Chartered Surveyors

The Coach House
28 Duck Street
Clitheroe
BB7 1LP

Tel: 01200 425697

Email: info@pallisters.co.uk

