

REF: INV249L

**Feng Shui House
548 Preston Old Road
Blackburn**

- * **Registered Care Home within Grade 2 Listed Building**
- * **Blackburn, Lancashire**
- * **Beautifully Appointed Period Property In Own Grounds**
- * **Passenger Lift**
- * **Will Sell Property Separately if Required**
- * **Suitable for a Number of Uses**
- * **Registered for 16 Residents**
- * **Car Parking**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this beautifully appointed detached period property situated within its own grounds on the Old Preston New Road in Blackburn.

This Grade 2 listed property is currently being used as a Care Home Registered for 16 Residents.

The categories for registration are Dementia, Old Age, Physical Disability and Sensory Impairment, with specialist care category Alzheimer's.

The premises are offered vacant or with the business.

Viewing is Highly Recommended

Ground Floor:

- Main Entrance leading to impressive feature Hallway
- Residents Lounge
- Open Plan second Lounge
- Orangery Dining Room with seating for all residents
- Kitchen with a range of commercial catering equipment and utensils to cater for all residents.
- Office
- Toilet
- Hair Salon
- 2 Twin Bedrooms with En-suite Wash Room
- 1 Single Bedroom with En-suite Wash Room



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Lower Ground Floor

Cellar Area with 4 Rooms used for records office, freezer room, laundry room and store room

First Floor:

3 Twin Bedrooms, 2 with En-Suite Shower and Toilet and one with Toilet
5 Single Bedrooms, 2 with 'Jack and Jill' Shower and Toilets, 1 with Shower and Toilet and 2 with En-Suite Toilets
Staff Toilet and Shower
Wet Room
Toilet

EXTERIOR: Landscaped gardens to the front of the property with car parking. Garden area to the rear of the property with metal shed. To the side of the building a part erected building. Ideal for an annex.

AGENTS NOTES: The property is centrally heated and UPVC double glazed. Heat detectors and smoke detectors are installed.

BUSINESS: Trading accounts on application

TENURE: Freehold

FREEHOLD PRICE: £900,000

VIEWING: By appointment through Kenricks.

