



# PROCTORS

ESTATE AGENTS

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**Holly Bank Farm, Off Westland Avenue , Bold Venture, Darwen**

**Offers Over £875,000**

## LOCATION

From Darwen town centre leave on Borough Road, continue to the park gates and take the sharp right turn into Manor Road. Follow the road around the park side, turn right onto Westland Avenue and take the first track on the right hand side, continue ahead on the private sweeping drive to the property.

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



## Off Westland Avenue , Bold Venture, Darwen

We are delighted to offer this stunning detached property to the market. Believed to date from the 17th century, Holly Bank Farm enjoys the most enviable locations in the lee of Darwen Tower, on the fringe of open moorland but also adjacent to Bold Venture Park and with the convenience of access to all local amenities in Darwen.

Set in approximately 5.2 acres, this superb stone built detached family farmhouse offers endless opportunities for equestrian/rural pursuits along with development potential. Carefully and tastefully restored and with scope for further development. The house enjoys spacious living accommodation with a wealth of original features which must be viewed to appreciate the quality and workmanship. The magnificent hall and landing areas are of particular note with the most impressive York stone staircase with bespoke oak handrails. The mullioned windows, original and restored beams and exposed stone walling are also in keeping with this period property. The accommodation has three reception rooms, fitted kitchen, utility room, drying/boot room and cloakroom on the ground floor. There are 2-3 bedrooms including en suite and a dressing room to the first floor. There is provision to complete a self contained annex within the main building or to provide additional living accommodation to the existing layout. Externally the property is approached by a private drive and features a circular turn around in front of the house. There is a substantial outbuilding (60 X 20) currently used as a garage/workshop which could be developed into a separate dwelling (subject to necessary approval) which enjoys excellent outlooks towards the tower. There are mature gardens which include several features, a huge variety of plants, shrubs and bushes which offer exciting landscaping opportunities.

### VALUERS COMMENTS

In our opinion this is a rare opportunity to acquire a property that offers so much. Its secluded location is excellent for both privacy and convenience for moorland walks, walking distance to the beautiful Bold Venture Park and of course the town centre amenities along with, rail, bus and motorway links. The long meandering private driveway is surrounded by the beautiful gardens and land, development opportunities should appeal to discerning purchasers looking for a property with history, original features, heart and stunning views.

### ACCOMMODATION

#### ENTRANCE HALL

Two stone mullioned windows, vaulted ceiling with wooden beams features oak panelling and exposed natural stone elevations, radiator, arched through to;



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band G  
Blackburn with Darwen Borough Council  
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Off Westland Avenue , Bold Venture, Darwen

### LOWER HALL

16' 6" x 13' 10" (5.03m x 4.22m) Stone mullioned windows and feature arched window with square leaded glazing, magnificent York stone staircase with wrought iron and bespoke oak hand rail, floor to ceiling carved wooden pillar, display cabinet with carved wood surround, built in storage cupboard with oak door, concealed fan heater with brass fittings

### SNUG

13' 6" x 12' (4.11m x 3.66m) Stone mullioned window, radiator, exposed natural stone elevations, beamed ceiling, wall to wall display cabinets, Kahrs oak flooring

### LOUNGE

20' 3" x 16' 10" (6.17m x 5.13m) Open fire set in stone fireplace, skirting radiators, beamed ceiling, exposed stone elevations

### FULLY FITTED KITCHEN

20' 5" x 11' 10" (6.22m x 3.61m) Custom made cabinets, wall and floor units, built in Kuppersbusch Okotherm oven, de Dietrich hob and hot plate, large extractor hood above, built in Neff microwave, stainless steel twin bowl sink unit, tiled floor, beamed ceiling, recessed display units

### DINING ROOM

20' 3" x 13' 10" (6.17m x 4.22m) Beamed ceiling, two double-glazed windows, skirting radiator, wall mounted radiator, oak door through into;

### UTILITY ROOM

15' 5" x 7' 7" (4.7m x 2.31m) Stainless steel single drainer sink unit, base units, radiator, built in cupboard, glass door through to;

### BOOT ROOM/DRYING ROOM

12' 5" x 4' 10" (3.78m x 1.47m) Gas fired central heating boiler unit, stone mullioned window, tiled floor, radiator, door to external coal store

### TWO PIECE CLOAKROOM

Wash hand basin, low level WC

### UNFINISHED LOWER ANNEX (COULD SERVE SEVERAL USES)

19' x 17' 3" (5.79m x 5.26m) Two stone mullioned windows, feature stone elevation and archway, space for a staircase that could connect to the room above

### FIRST FLOOR

Magnificent landing area, the most impressive staircase with bespoke sweeping handrail and wrought iron balustrade, Kahrs oak flooring, stone mullioned windows, recessed display unit



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## Off Westland Avenue , Bold Venture, Darwen

### PRIMARY BEDROOM SUITE

14' 6" x 13' 10" (4.42m x 4.22m) Raised area with wood flooring, stone mullioned windows, exposed natural stone elevations, skirting radiators, open to;

### DRESSING ROOM

Bespoke fitted wall to wall fitted furniture with feature oak beam above, two windows, glass door through to;

### EN SUITE ROOM

'Not complete but with all plumbing and pipe work in place. Corner shower enclosure, low level WC, radiator, large towel rail, PVC double-glazed arched window in feature natural stone surround

### BEDROOM 2

13' 5" x 13' 4" (4.09m x 4.06m) Radiator, double-glazed window (views over the surrounding area)

### FAMILY BATHROOM

10' 2" x 8' 2" (3.1m x 2.49m) Sunken corner bath, large wall hung wash hand basin, bidet, low level WC, exposed natural stone elevations, beamed ceiling, airing cupboard with Keston Mega flow system

### UNFINISHED UPPER ANNEX WITH ADJOINING EN SUITE

17' 3" x 9' 10" (5.26m x 3m) Two stone mullioned windows, circular window

### ADJOINING ANNEX EN SUITE

13' 8" x 8' 4" (4.17m x 2.54m) Plumbed and prepared, circular stained glass window, oak beamed ceiling

### OUTBUILDINGS (potential equestrian use)

60' x 24' (18.29m x 7.32m) Detached single building, currently used as a garage and workshop along with adjoining storage area.

A long and private sweeping drive leads to a circular turn around, beautiful extensive mature well stocked gardens with many plants, shrubs and trees, patio areas, water feature, pond, potting/plant prep area with stainless steel work stations with sink, large stone built wood store with slate pitched roof and to the side of the house a large wood store

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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