



PROCTORS

ESTATE AGENTS

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Fox Hill Bank, 119 Sough Road, Darwen

Offers in the region of £380,000

Historic Cottage with Attached Barn on Sough Road bridge formerly known as Fox Hill Bank – Panoramic Views & Development Potential

Set in the historically significant area, this charming stone-built cottage with an attached barn dates back to the 1800s. Brimming with period character and potential, the property offers a rare opportunity to create a truly unique home in a convenient yet private setting with breathtaking views toward Darwen Tower and beyond.

The cottage has two well-proportioned reception rooms, ideal for family living or entertaining. A sun lounge to the rear enjoys stunning views over the private, south-facing formal gardens, offering a peaceful retreat in all seasons. The dining kitchen provides a homely hub for the property, while an additional flexible room currently used as an office, utility, or snug adds further practicality.



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A standout feature is the attached barn, which spans the full height 26ft from floor to roof pitch and boasts impressive double barn doors-presenting exciting potential for conversion (subject to planning), workshop use, or even as a studio or event space.

Upstairs in the cottage, there are two generously proportioned bedrooms, along with a third room that would be ideal as a walk-in dressing room, and a spacious family bathroom. While the cottage would benefit from modernisation, it retains immense charm and the potential for enhancement. The barn remains largely untouched, offering a blank canvas for the next owner's vision.

With its exceptional views, rich history, and scope for development, this property is perfect for those seeking a lifestyle change or a project in a private yet urban location.

LOCATION

From Darwen town centre leave on Bolton Road A666. Turn left into Grimshaw Street (opposite the junction with Bowling Green Close), continue ahead, at the roundabout take the last turning into Sough Road, at the bridge turn right into 119's cobbled courtyard and the property is on the left, the barn is facing.

TENURE

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

ACCOMMODATION

HALLWAY

Half glazed front door, staircase to first floor

LIVING ROOM

15' 3" x 11' 9" (4.65m x 3.58m) Measurements into recess. Single-glazed window, gas fire, glazed door through to;

SITTING ROOM

15' 1" x 11' 9" (4.6m x 3.58m) Measurements into recess. PVC double-glazed window, fireplace with living flame gas fire, dado rail, under stairs storage cupboard, half glazed door through to;

SUN LOUNGE

15' 2" x 8' 6" (4.62m x 2.59m) PVC roof, PVC double-glazed sliding door, double-glazed and PVC double-glazed windows, exposed feature natural stone wall



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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FITTED DINING KITCHEN

14' 8" x 11' 8" (4.47m x 3.56m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit with mixer tap, gas point for cooker, plumbed for automatic washing machine, tiled splash-backs, large single-glazed recessed arched window, electric wall heater

OFFICE/UTILITY/SNUG

14' x 11' 4" (4.27m x 3.45m) Built in shelving and work tops, exterior door and door through to;

BARN

31' x 30' 6" (9.45m x 9.3m) Vaulted ceiling (26ft from floor), double barn doors, exterior door, two windows



FIRST FLOOR

Landing

BEDROOM 1

13' 3" x 11' 6" (4.04m x 3.51m) Measurements up to fitted wardrobes, PVC double-glazed window



BEDROOM 2

15' 2" x 11' 9" (4.62m x 3.58m) Measurements into recess. Single-glazed window, gas fire, built in wardrobe (2 door)



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BATHROOM

11' 6" x 7' 1" (3.51m x 2.16m) Panelled bath with shower over, pedestal wash hand basin, low level WC, electric wall heater, single-glazed window

ROOM 3 IDEAL AS A WALK IN WARDROBE

Shelving

OUTSIDE

Cobbled courtyard to the front and side, the cottage has a small cottage garden to the front and to the rear there is a well-stocked, well-loved established, generous size garden with views towards Darwen Tower



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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