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Copper Beech, Darwen

*** MAGNIFICENT FAMILY HOME SET WITHIN THE PICTURESQUE VILLAGE OF TOCKHOLES ***

Set within the picturesque rural landscape of Tockholes, this charming detached family home offers panoramic views and a serene atmosphere. Offering exceptional living accommodation on an enviable plot, this property boasts five bedrooms, a spacious living room, and a dining room leading into a sunlit conservatory, it provides ample space for comfortable living. The separate utility area is ideal for laundry tasks, while the beautifully fitted kitchen and diner and sunroom offer delightful spaces for relaxation. With a four-piece bathroom suite, three-piece shower room, and integral garage, convenience is key. Outside, a large private garden and driveway accommodate multiple vehicles, making it perfect for those seeking a tranquil countryside lifestyle surrounded by nature.

Nestled amidst the enchanting countryside, this area boasts the serene beauty of Tockholes Wood and the tranquil ambience of three reservoirs. The property offers stunning countryside views, with the iconic Darwen Tower visible in the distance, adding to its picturesque setting. The Rock Inn and The Royal are within walking distance, offering quintessential countryside establishments with their own unique charm and hospitality. At the rear lie quaint stables, while the village hall and school cater to the community's needs. Two churches and an old parish council add to the area's rich heritage and sense of community.

Viewing is highly advised to appreciate what this property has to offer!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Detached Family Home
- Two/Three Reception Rooms
- Picturesque Views Of The Surrounding Countryside
- Five Generous Bedrooms
- Spacious Rear Garden
- Council Tax Band F
- Freehold
- Driveway & Garage
- Rural Location With Plenty Of Walk Routes

Offers over £475,000

Copper Beech, Darwen

Ground Floor

Entrance Hallway

22'0" x 6'7" (6.73m x 2.01m)

Ceiling light fitting, central heating radiator, coving to ceiling, dado rail, smoke alarm, doors to the living room, fifth bedroom, four piece bathroom suite, dining room, utility, kitchen and under stair storage, stairs to first floor, carpeted flooring.

Bedroom Five

13'5" x 12'0" (4.11 x 3.68)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fitted wardrobes and high level cupboards, field views, carpeted flooring.

Family Bathroom

12'0" x 7'10" (3.68 x 2.41)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a low level, close coupled WC, vanity wash basin, corner panel bath with tiled elevations, corner enclosed walk-in shower cubicle, ceiling light fitting, central heating radiator, coving to ceiling, tiled effect flooring.

Dining Room

12'0" x 8'9" (3.66 x 2.69)

UPVC double glazed sliding door to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, picture rail, carpeted flooring.

Conservatory

14'7" x 9'3" (4.47 x 2.82)

UPVC double glazed window surround, uPVC double glazed French doors to decking area, ceiling light fitting with fan attachment, central heating radiator, views of Darwen Tower, tiled effect flooring.

Utility Room

6'7" x 5'8" (2.01 x 1.75)

UPVC double glazed window, ceiling light fitting, coving to ceiling, worktop with under counter space, plumbing for washing machine and dryer, extractor outlet, shelving, tiled effect flooring.

Living Room

19'3" x 13'1" (5.89 x 3.99)

Two uPVC double glazed windows, ceiling light fitting, two wall light fittings, two central heating radiators, coving to ceiling, feature marble fireplace with wood surround and open grate, wall mounted television point, door to kitchen, stunning field views, carpeted flooring.

Kitchen/Diner

13'1" x 11'1" (3.99 x 3.38)

UPVC double glazed window, uPVC double glazed door to sun room, a range of wood wall and base units with contrasting worktops, inset sink and drainer with mixer tap, integrated oven with four ring hob and extractor hood, space for fridge freezer and dishwasher, space for dining set, ceiling light fitting, central heating radiator, coving to ceiling, doors to living room and dining room, tiled effect flooring.

Sun Room

10'0" x 4'11" (3.07 x 1.52)

Oil fired central heating boiler, tap, side door to garage, door to rear garden, countertop with space for fridge and freezer, tiled effect flooring.

First Floor

Landing

15'9" x 6'5" (4.81m x 1.97m)

Ceiling spotlights, coving to ceiling, dado rail, smoke alarm, doors to four bedrooms and a three piece shower room, door to storage, carpeted flooring.



Bedroom One

13'6" x 12'0" (4.14 x 3.68)

Two uPVC double glazed windows, ceiling light fitting, wall light fitting, central heating radiator, built-in wardrobes, loft access via hatch, field views, carpeted flooring.

Bedroom Two

12'0" x 8'11" (3.66 x 2.72)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, field views, carpeted flooring.

Bedroom Three

13'1" x 11'1" (4.01 x 3.4)

UPVC double glazed window, ceiling light fitting, central heating radiator, views of fields, stables and Darwen Tower, carpeted flooring.

Bedroom Four

13'3" x 13'1" (4.06 x 3.99)

UPVC double glazed window, ceiling light fitting, two wall light fittings, central heating radiator, views of fields, stables and Darwen Tower, carpeted flooring.

Shower Room

6'5" x 5'10" (1.98m x 1.79m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled WC, vanity wash basin, corner enclosed walk-n shower cubicle with tiled elevations, ceiling light fitting, central heating radiator, tiled effect flooring.

External

Front

Natural local stone exterior chimney, front garden with established borders, laid to lawn garden, driveway for multiple vehicles, garage with electric up and over door, security lighting, picturesque views of the surrounding fields, local stone featured front bride porch with outside light and access to main entrance.

Rear

Large and private garden with established borders, laid to lawn garden, patio area, raised decking with space for outdoor furniture, raised vegetable beds, security lighting, oil tank, picturesque views of the surrounding fields.

Garage

19'5" x 11'6" (5.92m x 3.51m)

Electric up and over door, access from the front of the property and through side door in sun room and the rear.

Agents Notes

Tenure: Freehold

Council Tax Band: F - Blackburn with Darwen

Property Type:

Property Construction:

Water Supply:

Electricity Supply:

Gas Supply:

Sewerage:

Heating: Oil central heating boiler

Broadband:

Mobile Signal:

Parking:

Building Safety:

Rights & Restrictions:

Flood & Erosion Risks:

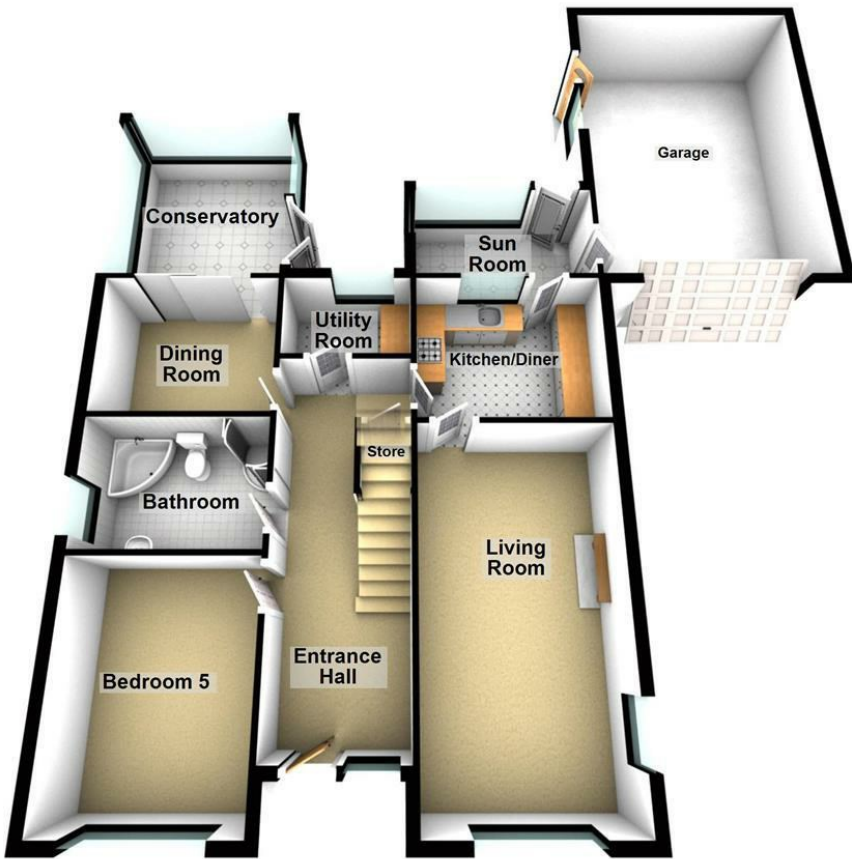
Planning Permissions & Development Proposals:

Property Accessibility & Adaptions:

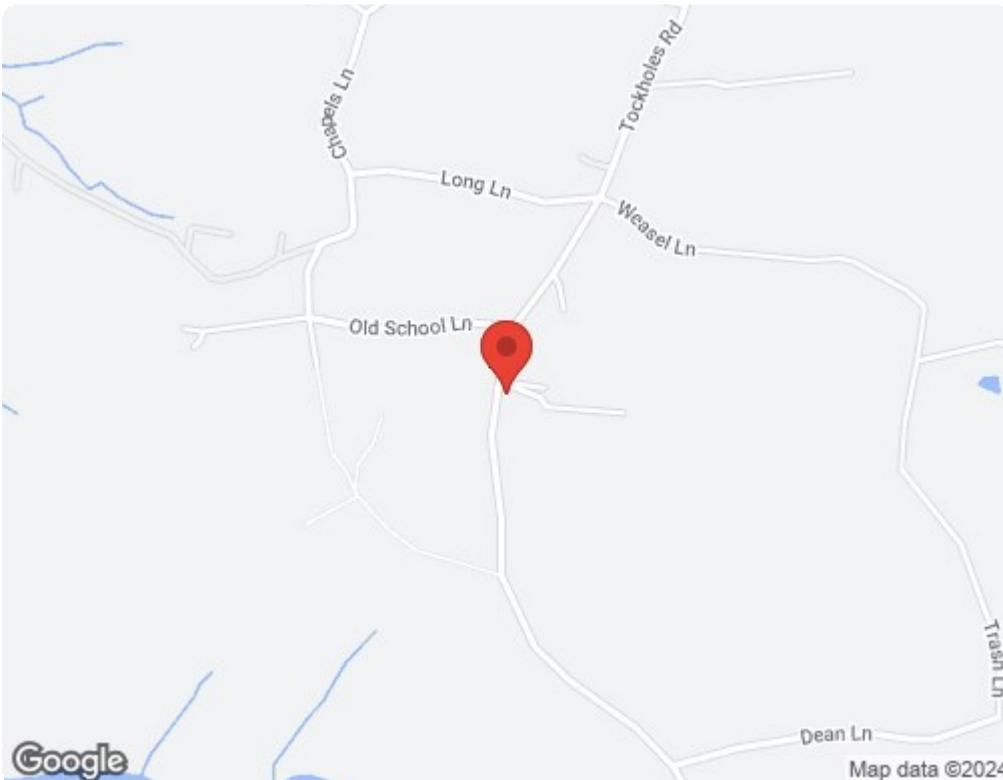
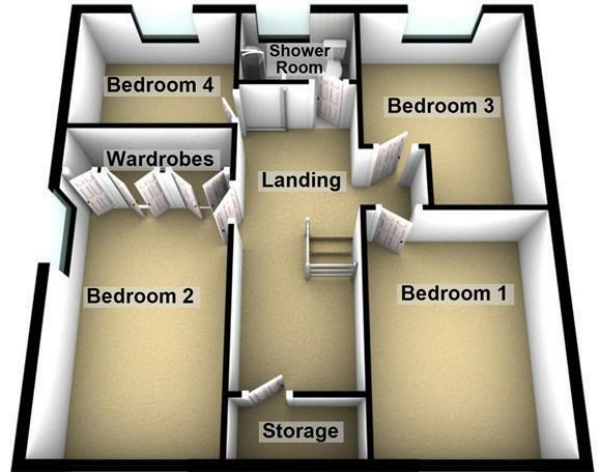
Coalfield & Mining Area:



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		73
	61	
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		