



18 Printshop Lane, Darwen

£450,000 Leasehold

Stunning 3-bed character home by Bury Fold Brook. Renovated with exposed stone walls, oak doors, & modern kitchen. Master bedroom balcony, tranquil garden oasis with stream. A rare blend of charm & elegance, offering comfort & style. Viewing highly recommended!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F



****Stunning three bedroom semi-detached character property situated in an idyllic position on the banks of Bury Fold Brook**** With oak doors and exposed stone walls throughout this gorgeous home, which has been lovingly renovated by the current vendors needs to be viewed internally and externally to appreciate the finer details which elevate this property and its surroundings to make it a truly wonderful home.

This beautiful property forms part of the picturesque hamlet which exists on the old Anglo-Saxon pack horse road linking Lancashire to Yorkshire. The Printshop was built as one of Darwen's early calico printing works in 1791 and Number 18 formed part of the engine house which remained in operation until 1878 when the print works buildings were turned into residential dwellings.

Upon entering, you are greeted by the immaculate décor that flows seamlessly throughout the home. The large entrance with flagged flooring doubles with as a dining room with views over the garden and leads into the spacious lounge with a multi fuel stove as its focal point perfect for cosy nights in. The oak and glass double doors open into the beautiful modern kitchen with space for large electric range cooker, Belfast sink coupled with stunning quaker style wall and base units and really is the heart of the home. The property features three double bedrooms, each exuding its unique character, offering a tranquil retreat for relaxation and rest.

One highlight of this exquisite property is the master bedroom with French doors that opens onto a balcony, providing a picturesque view of the surroundings. The four-piece family bathroom adds a touch of opulence, with modern fixtures and fittings that elevate the space to new heights of luxury.

With a detached garage with power and lighting that is currently utilised as a gym and workshop together with driveway parking for four cars convenience meets practicality effortlessly.

The split-level garden is a true oasis, with a natural stream and waterfall, creating a serene ambience that is perfect for outdoor relaxation. Offering patio areas, hidden seating spots, a lawn, and a gazebo, the garden is a versatile space that invites you to unwind and enjoy the beauty of nature.

This exceptional property is a leasehold with a council tax band C, ensuring ease of ownership and financial transparency. The property is warmed through oil central heating, has an updated wastewater treatment plant and water supplied by a borehole.

In conclusion, this character property is a rare find, blending traditional charm with contemporary elegance. With its unique features and



Hallway

Composite door, tiled flooring, utility cupboard plumbed for washing machine, space for tumble dryer, boiler, panel radiator.

Basement Lounge

Laminate flooring, ceiling beams ceiling spots.

Shower Room

Three piece in white with shower enclosure, tiled flooring tiled splashback, heated towel radiator, uPVC double glazed frosted window.

Dining Room/Entrance

Entrance in glass with flagged flooring.

Lounge

Solid oak wood flooring with tiled entrance, double oak and glass doors into kitchen multi fuel stove in feature fireplace, ceiling beams, uPVC double glazed window x 2 stairs to first floor.

Kitchen

Range of fitted wall under base units with contrasting butchers block work surfaces, belfast sink, integral electric stove and hob extractor fridge, freezer, central island, upvc double glazed windows x 3, storage cupboards, wrought iron radiator.

Landing

Oak wood floorin, loft access

Bedroom

Carpet flooring, French doors onto balcony, uPVC double glazed window, fitted wardrobes, panel radiator.

Bedroom 2

Carpet flooring, uPVC double glazed window, panel radiator.

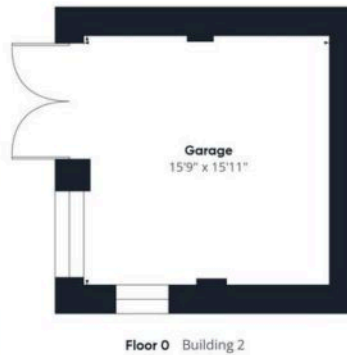
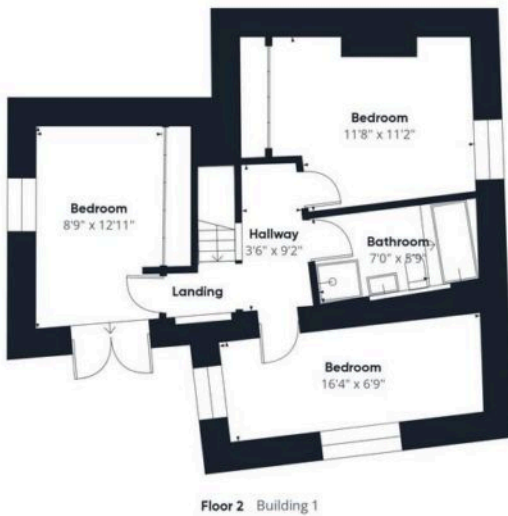
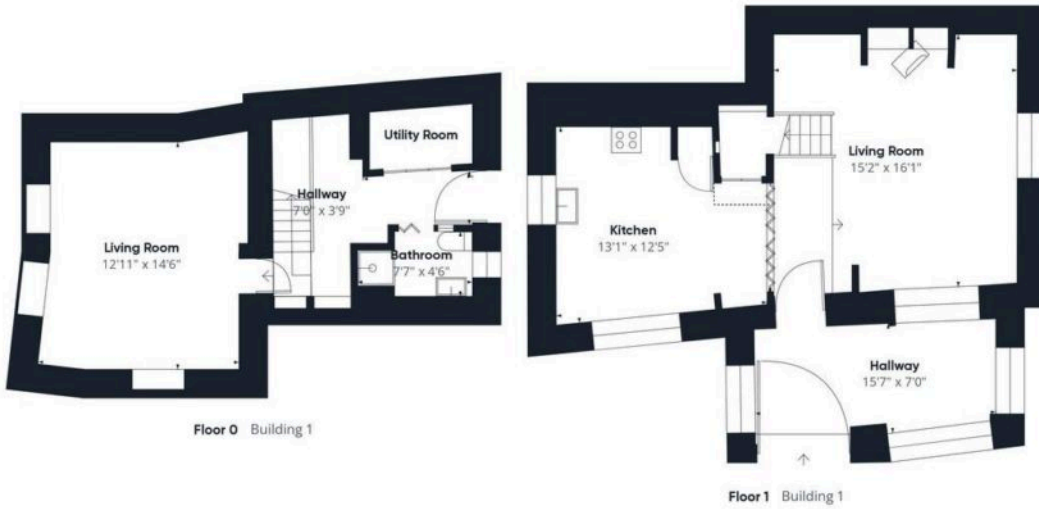
Bedroom Three

Wood flooring, uPVC double glazed window x2, vaulted ceiling with beams, panel radiator.

Family Bathroom

Four piece in white with free standing bath, shower enclosure with mains fed shower, wooden flooring, velux skylights, heated towel radiator.





Approximate total area⁽¹⁾
1628.26 ft²
Reduced headroom
3.98 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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