



## Knowle Fold

Darwen, BB3 0EQ

Guide price £600,000



Knowle Cottage is a large, extended character property that has been renovated to tasteful modern standards throughout. Situated at the end of a country lane on a private and peaceful plot bordering Woodland Trust land, it's the ideal home for a family looking for a countryside lifestyle without being too far removed from the convenience of nearby amenities.

A brief summary of the house includes five bedrooms with an en-suite and dressing room in the master, a family bathroom, a large open plan kitchen and dining room, a utility and downstairs WC, two spacious traditional-style reception rooms currently used as a lounge and a playroom, plus a unique third reception room which is extremely generous in size – this third reception room was once a swimming pool which still exists beneath the floor! The current owners now use this space as annex-style accommodation with a shower room and WC located adjacent, though it holds excellent potential for a variety of functions.

Externally the property comes complete with private parking for several cars, outbuildings, and a huge garden! Let's look at the finer details...



### Characterful, Contemporary, & Convenient

Knowle Cottage is oozing with character features and a quintessential country style, with exposed stone walls, beam work, and brilliant imposing fireplaces. The interiors have been renovated to tasteful contemporary standards while retaining the lovely character. There is a cosy cottage feel, but don't be fooled, this property has a whopping c.3,400 sq ft of internal accommodation – convenient for spacious family life!

### The Living Space

On the ground floor an impressive hallway holds the centre of the home and connects the downstairs living space. It's a beautiful space with a bespoke oak staircase complementing the oak beams and a visually impressive, restored stone wall – the use of natural materials and soft warm colours makes this such a lovely welcoming space.

The heart of the home is the open plan kitchen and dining room. The kitchen is a modern country design where white shaker style units sit beneath a contrasting dark worktop, and a white metro tiled splashback adds a more modern touch. A Belling range cooker with multiple ovens, hobs and an extractor takes centre stage, and other integrated appliances include a white porcelain Carron-Phoenix sink, traditional style mixer tap, fridge, and dishwasher. The adjacent utility provides more space for freestanding appliances, in addition to plumbing for the washer, dryer, and extra sink. Not to mention its practicality for muddy paws and wet boots after strolls in the surrounding countryside. The downstairs WC is also situated adjacent to here, which is widely considered a necessity for modern family life.

Back into the open plan kitchen and dining room, an exposed stone fireplace is a beautiful feature within the dining aspect, and its open plan nature to the kitchen makes it a superb social hub for spending time with family and friends.

Stroll through the hallway and the main lounge opens up into a generous footprint, with French doors and floor to ceiling windows allowing an abundance of natural light to flood in. The doors open onto the large patio and back garden, making this room a great space to enjoy on warm summer days with the doors swung open akin to that attractive indoor-outdoor lifestyle. On the other hand, this room is sure to be an absolute delight in the winter months too – it has probably the largest and most magnificent fireplace in the area! The great amount of exposed stone and the sheer size of this fireplace and its big log burner makes it a truly unique feature, with a notable rustic feel. Imagine a blazing fire alight in the log burner offering a subtle crackle and pelting out lovely warmth – a gorgeous room during Christmas time no-doubt!

And what gives this impressive home even more attraction is its highly practical nature... Next to the main lounge is another substantial reception room – perfect for the kids to have as their play room and have all the fun they want with their toys without messing the other living spaces – ideal!

### A Huge & Versatile Reception Room

There is a super versatile room within this property which was once a swimming pool. The swimming pool still exists beneath floor and could easily be converted back to this use if desired. The current homeowners have given this space to their eldest as an annex style bedroom, but with five good sized bedrooms already upstairs, this room holds excellent potential for a wide variety of uses...

If you run a business from home, there's plenty of space for all manner of business activities. If you are a health and fitness enthusiast, you could have a full stack gym in there. If you have an elderly relative, this would be ideal annex accommodation. Or if you love entertaining, it could easily be used as an entertainment suite with a games room, bar, and cinema screen. As you can see, the space on offer lends itself to a whole host of opportunities – the choice is yours!

### Bedrooms & Bathrooms

The master bedroom is absolutely fantastic – it's a large double with vaulted ceilings and Velux windows, giving it a fresh and modern feel. The master benefits from a modern three-piece shower en-suite too, in addition to a dressing room/walk in wardrobe. And the four other bedrooms are well proportioned doubles ideal for family life.

The family bathroom also blends character features with a contemporary style, featuring an exposed stone wall, walk in corner shower with metro tiled surrounds, vanity basin with integral storage, and an elevated freestanding roll top bathtub.

### The Outside Space

Externally the property comes complete with a courtyard-style driveway to accommodate three to four cars dependent on size, and a range of outbuildings including a detached garage, a workshop, and a stable.

The garden at Knowle Cottage is amazing! It's rare that a property has such a generous garden like this. Immediately outside the home is an expansive patio that's perfect for hosting garden parties and BBQs under the summer sun. And the lawn is a child's dream come true! There's so much space to play in a safe and secure environment.

### Further Extension Potential

The current owners have had plans drawn for further increasing the size of the house by extending into the huge garden at the rear. Please contact our office for more information.

### A Picturesque Cabin

The current owners are also selling a picturesque two-bedroom cabin with pond and gardens, which is situated on the plot next to Knowle Cottage. This is also available to purchase but is being sold by separate negotiation. Please contact our office for more information.

### The Best of Both Worlds

The location of this family home is attractive from both a lifestyle perspective and practical angle too. You have the best of both worlds in the sense that miles of countryside and scenic walks are literally on your doorstep, yet there's a variety of amenities and good schooling options nearby, from country pubs and restaurants to staples such as supermarkets and transport links.

### Specifics

The property is freehold.  
The tax band is C.

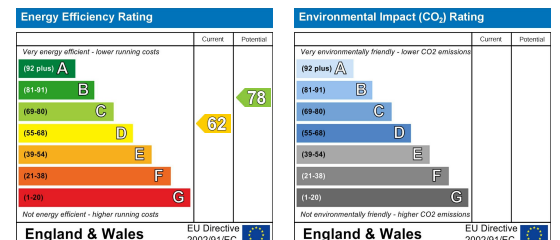
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk