



## Scholes Fold

Darwen, BB3 3QQ

£450,000



Manor Cottage is a quintessential, countryside, four-bedroom home which is both characterful and cosy, yet has a subtle contemporary feel and is ready to move into, with all the practical conveniences of a modern property, plus easy access to the national motorway network.

A quick summary of the accommodation includes two lounges, a dining room, kitchen, utility, downstairs WC, and hallway, while upstairs are four bedrooms with an en-suite and balcony to the master, and a family bathroom. This lovely home also benefits from a large pebble stone drive, large garage, two stables, and a generous south facing garden.



## The Living Space

One of the two lounges at Manor Cottage is the attractive garden room which benefits from large glass sliding doors that create a fresh ambience and allow streams of natural light to pour in. This room is sure to be delightful on warm summer days allowing for that desirable indoor-outdoor living akin to the Mediterranean lifestyle, while in the winter months it will be a cosy place to sink into the sofa with loved ones in front of the rustic exposed brick chimney breast and electric log burner. From the garden room is the other lounge area which is a more traditional lounge and again is sure to be a cosy room to enjoy year-round, with a traditional chimney breast that houses a multifuel burner, giving a lovely orange glow on cold and frosty days.

The homely cottage character continues in the kitchen where a range cooker with two ovens, grill, five plate hob and kettle hot plate sits in a traditional surround with hidden extractor. Other integrated appliances include a dishwasher, fridge, freezer, and a traditional-style inset white ceramic sink with matching drainer and complementary traditional-style swan-neck mixer tap. The design of the kitchen is fitting with the rest of the house and its country cottage charm, with a traditional stone floor that continues in the utility and hallway, plus an oak worktop, grey-green metro tiled splashbacks, and country style cabinetry which provides ample storage space.

A practical element of this home is the utility which is positioned just off the kitchen, with another sink, plumbing for the washer/dryer, and more cabinetry and worktop space that's ideal for further storage. This aspect of the home is also convenient for keeping four legged friends after wet walks in the surrounding countryside!

Into the hallway and a handy downstairs WC is situated under the stairs, and a traditional open aspect staircase invites you upstairs...

## Bedrooms & Bathrooms

The master bedroom at Manor Cottage is fabulous - the French doors encapsulate tranquil country views as far as the eye can see, and the balcony offers a blissful spot to enjoy your morning coffee. A range of fitted furniture allows you to simply move in and unpack, and the en-suite comprises a three-piece suite including walk-in corner shower, traditional-style wash basin and WC.

The three other bedrooms offer a good amount of space for family life, the second is a generous double, and the fourth would be suitable as a handy home office!

The family bathroom is also a generous size with a contemporary four-piece suite and expansive rural views. Stylish wall panelling and a feature radiator add a period touch and complement the freestanding bathtub and traditional-style wash basin and WC, while the walk-in shower with glass façade and metro tiled surrounds add a modern touch.

## The Outside Space

The private south facing garden is perfect for all the family, with a rustic golden shale area providing a lovely spot for outdoor dining and drinks in the warmer months, while the lawn offers a safe space for the kids to play.

At the bottom of the garden is a versatile area which the current owners use as a vegetable patch and a separate home for the chickens! In addition to the lovely country cottage garden is a greenhouse and large garage - practical for keeping all your miscellaneous bits and bobs. As well as the garage are two substantial stables which also offer plenty of storage space, or perhaps potential for conversion if you wish!

## A Quiet Countryside Spot

The only people nearby are a handful of neighbours, horses, and sheep! Manor Cottage is perfect for those in search of a quieter, rural lifestyle. As well as the peace and quietude of the countryside setting, the village of Hoddlesden is also nearby, providing access to village amenities and the Ranken pub. Darwen and Blackburn offer a wider range of amenities to the north, as does Bolton to the south. And motorway access is relatively easy for commuting via junction 5 of the M65.

## Services & Specifics

The tax band is D.

The tenure is freehold.

The drainage is via a septic tank.

The water and electricity are connected to mains supply.

There is oil powered central heating and a boiler which has been regularly serviced.

There is no mains gas, the current owners use Calor gas bottles to fuel the cooker.

There are two loft spaces which have had new insulation installed in 2023.

We are advised the property has been renovated in the past 5 years, including new windows and doors throughout.

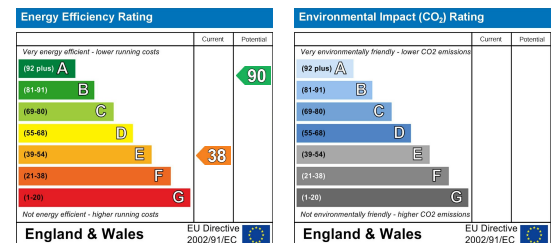
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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