

Claves.



Darwen, BB3 3QQ

Offers around £700,000



Set amidst the scenic countryside of Pickup Bank, this extended and detached, large three-bedroom property sits on a generous plot with an additional six acres of adjacent grazing land. The house itself has evidently been well cared for and is presented in excellent condition both inside and out. The accommodation includes a spacious open plan living room, country kitchen with island and breakfast room, snug/sitting room, porches to front and rear, and upstairs are three good sized double bedrooms, with an en-suite to the master, and family bathroom. Externally the plot provides plenty of space for private parking, a detached double garage, shed/workshop, large lawn, and a terrace.



Living Space

At the front of the house the porch opens into the snug/sitting room which has a real cosy feel. There is a multifuel burner set within a chimney breast with exposed brick surrounds, stone hearth and wooden mantle that gives a rustic touch.

From the lounge the open aspect country kitchen and breakfast room is situated to the rear, with a large window framing incredible far reaching views – you can see the sea on a clear day! The large island makes it a superb social space while adding to its practicality for everyday life. The kitchen is high quality with solid oak veneer cabinetry and a range of integrated appliances including a multi-plate hob with extractor, double oven/grill, dishwasher, washer, dryer, and a traditional sink with drainer and mixer tap where you can wash the dishes while enjoying the view! It's a large, bright and airy room with plenty of storage space and ample space for everyday dining and breakfast too.

The spacious, bright and airy vibe continues in the huge open plan living room which is situated to the right hand side of the home and spans from front to back, affording a fantastic size with the lounge at the front and versatile reception space to the rear which the current owners currently have for dining. In the lounge aspect at the front an exposed stone chimney breast continues the rustic country feel, while housing another multifuel burner. And the versatile dining area to the rear benefits from large glass sliding doors which pour in plenty of natural light, giving more of the impressive views and opening onto the terrace to create that sought after indoor-outdoor lifestyle on warm summer days.

From the kitchen is also access to a cellar which provides more storage space.

Bedrooms & Bathrooms

Upstairs a spacious landing connects the three double bedrooms and large family bathroom. The master bedroom benefits from fitted wardrobes and a three-piece shower en-suite, and the two other bedrooms are equally large and presented in great condition with more views of the beautiful countryside scenery. The family bathroom features a three-piece suite comprising bath, walk-in shower, and wash basin, with a separate WC accessed via the landing.

Outside Space & Land

As well as the six acres, to the front the house is situated behind a traditional cottage garden, and the lane to the left leads to the rear of the house where the plot opens to fantastic views and the rest that the plot has to offer – private parking, double garage, shed/workshop, a huge lawn and a patio which will be a delight on summer days. There is great potential for landscaping too!

Owing to its six acres of grazing land and its large plot, this property could also be ideal for those looking for a property with equestrian potential. Though there currently aren't any stables, there is more than enough space for them to be erected (subject to relevant permission).

A Quaint Countryside Location

Top O'th Field Farm is an ideal home for those in search of a quieter, rural lifestyle with a true abundance of countryside literally on your doorstep and its impressive far reaching views, not to mention the breathtaking sunsets! As well as the peace and quietude of the countryside setting, the village of Hoddlesden is 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 easily accessible for commuting via junction 5 of the M65.

Specifics

The tax band is E.

The tenure is Freehold.

There is gas central heating (LPG), plus two multifuel burners, one of which also powers a back boiler.

The drainage is via septic tank.

The property dates back to the 1860s.

There is a large loft which offers excellent conversion potential if desired.

The property has received a substantial amount of recent work, including new windows and works to the roof and exterior, please speak to Claves for more details.

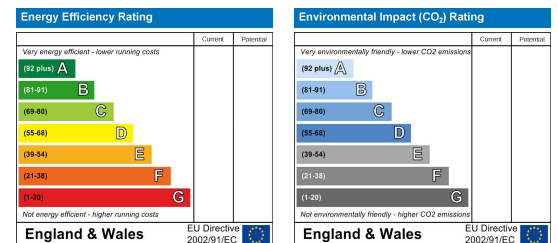
Area Map



Floor Plans



Energy Efficiency Graph



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