



## 15/16 Bury Fold Cottages

Darwen, BB3 2QE

**Offers around £450,000**



Surrounded by lush countryside and offering around 2,400 sq ft of internal space with generous proportions throughout, this very unique and well-presented semi-detached cottage is perfect for those who want to experience the feeling of countryside living without being too far removed from the conveniences of modern life. It is situated in the leafy green setting of Bury Fold at the foot of the Pennines in Darwen.

A brief overview of the accommodation includes two entrance halls and a porch, kitchen-diner, three reception rooms, downstairs shower room, utility area, four bedrooms and a family bathroom. The plot is deceptively large with a detached double garage, attached single garage, and an abundance of well-kept outside space.





Living Space

With three large reception rooms and potential to create even more, this property is well-suited to satisfy the demands of modern family life. The main lounge is brimming with character and charm, featuring beams and an exposed stone feature wall with original chimney breast which houses a wood effect, gas burning stove adding to that cosy cottage feeling.

As well as the main lounge, the property boasts a second sitting room which features a huge window that allows you to enjoy far reaching views across the woodland canopy and over Darwen. The current owner uses this room as a music room and art room. You could use it as a hobby room like the current owner, but is also provides excellent versatility for family life... Maybe a playroom or games room, or a home working space? Within this room is also a wood effect gas-burning stove to continue that warming cosy feel on cold wintery days.

In the centre of the home is the large kitchen-diner which also takes advantage of the scenic setting and offers lovely views. The kitchen is a great size and is presented in excellent condition with a granite worktop and a range of integrated appliances, including a Miele oven and combination microwave oven, Miele five-ring gas hob and Neff extractor, undercounter freezer, and an inset Franke sink with drainer and mixer tap.

Situated off the dining area, the central hall and utility area adds further practicality with plumbing for the washing machine and dryer. The orangery/conservatory is also a great addition for family life, providing even more room to ensure whole family has plentiful living space, and not dissimilar to the other rooms it allows you to appreciate the beautiful scenic setting.

There are two entrance hall/boot rooms and a porch, both at the front and the rear, featuring integrated storage and they are ideal places for keeping wet paws and muddy boots after strolls in the neighbouring countryside.

From the hallway at the front, down a flight of stairs leads to the attached garage. It is currently just used for storage, but since the property has a separate double garage, this could be converted to an alternative use – perhaps a home gym or small annex-style accommodation.

Bedrooms & Bathrooms

Upstairs the four bedrooms are well-proportioned for family life. While aspects of the interiors present an exciting opportunity for modernisation if desired, it's clear it has been a much-loved family home still in excellent condition. All the bedrooms enjoy scenic views, and the master benefits from fitted wardrobes and a three-piece en-suite featuring a walk-in corner shower, wash basin and WC.

The family bathroom is also presented in immaculate condition, with fully-tiled walls, a tiled-in bath, wash basin, WC and bidet. In addition to the family bathroom upstairs, there is also a large contemporary shower room on the ground floor which is fitted as a wet room, comprising a large walk-in shower, wash basin and WC.

Outside Space

In addition to the attached garage which offers extra storage space or scope for conversion, there is a large detached double garage with electric door, and turning space in front of the garage with enough space to accommodate up to three cars.

Behind the detached garage is a large space grounded by golden shale which receives a great amount of sun and is the perfect spot for a table and chairs to enjoy time socialising and al-fresco dining with family and friends – it's elevated position overlooking the neighbouring woodland gives it a truly unique, peaceful, and private setting. There is also a patio outside the conservatory which gives a pleasant place to enjoy your morning coffee while enjoying the sound of birdsong.

From the golden shale area, the garden extends down to a spacious lawn and rockery which enjoys more views of the surrounding greenery. It's a good spot for gardening enthusiasts, and lawn provides space for the little ones to play safely.

Countryside Convenience

At the foot of open countryside with beautiful leafy green surrounds while having the convenience of central Darwen within a short drive, this property provides a lifestyle where you benefit from the best of both worlds. There's a variety of good schooling, transport links, and amenities nearby, from country pubs and restaurants to staples such as supermarkets and retail areas. Darwen train station is easily accessible with routes direct to Manchester, plus motorway access is easy via the M65. The surrounding large towns of Bolton and Blackburn also provide an even greater variety of amenities.

Specifics

- The tax band is C.
- The tenure is freehold.
- Please note that access to the property is via a single lane track off Bury Fold Lane.
- The energy efficiency rating is 69/C which is considered good and higher than average.
- The drainage is via a shared septic tank.
- The water supply is from a freshwater borehole located in the detached garage.
- The borehole is shared with the next-door neighbour.
- There is gas central heating with a Baxi combi boiler located in the master bedroom.
- The house is alarmed.
- There are two loft spaces.
- The property was originally two cottages (15 & 16 Bury Fold Cottages) which have been knocked through to create one large property, and there are gas and electric meters associated with each original property.
- The property sits on three titles; one for no.15, one for no.16, and one for the detached garage and drive.

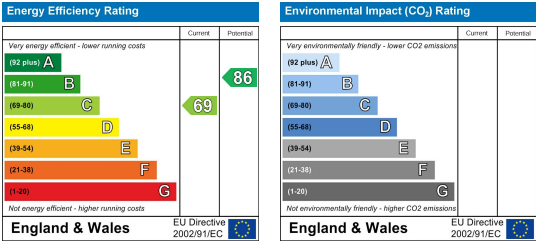
Area Map



Floor Plans



Energy Efficiency Graph



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