



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Bog Height Road, Darwen, BB3 0LG

Offers Over £700,000

TRADITIONAL FARMHOUSE SET ON THREE ACRES WITH FANTASTIC DEVELOPMENT POTENTIAL

Nestled in the picturesque countryside of Darwen, this traditional three-bedroom farmhouse presents a superb development opportunity set on approximately three acres of land. The property boasts two spacious reception rooms, three bedrooms and extensive farm buildings.

In addition to the charming living quarters, the farmhouse is complemented by an array of farm buildings, storage facilities, barns, and workshops, making it an ideal choice for those seeking a rural lifestyle with the potential for various ventures. The expansive grounds offer wonderful potential for development, subject to the necessary planning permissions, allowing you to tailor the property to your specific needs and aspirations.

This delightful home is a true gem, surrounded by the natural beauty of the countryside, yet conveniently located for access to local amenities. It is essential to view this property to fully appreciate the myriad of opportunities it presents. Whether you are looking to create your dream home or embark on a new business venture, this farmhouse is a canvas awaiting your vision. Don't miss the chance to explore all that this remarkable property has to offer.

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Bog Height Road, Darwen, BB3 0LG

Offers Over £700,000

 3  1  2  F

- Impressive Farmhouse
- Set on Approximately Three Acres of Land
- Fantastic Development Opportunities
- Three Bedrooms
- Extensive Farm Buildings
- Complete Blank Canvas
- Stunning Countryside Surroundings
- Tenure Freehold
- Council Tax Band F
- EPC Rating F

Ground Floor

Entrance Porch

8'3 x 3'0 (2.51m x 0.91m)

Hardwood stable front door and door to reception room two.

Reception Room Two

17'8 x 13'6 (5.38m x 4.11m)

UPVC double glazed window, central heating radiator, exposed beams, television point, floor mounted Worcester boiler, flag hearth and wooden mantel, doors to reception room one, kitchen and door to stairs to first floor.

Kitchen

12'2 x 7'10 (3.71m x 2.39m)

UPVC double glazed window, base units with laminate work surfaces, integrated oven with four ring electric hob, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for fridge and freezer, PVC panelled elevations, tiled flooring and open doorway to pantry.

Reception Room One

20'11 x 10'2 (6.38m x 3.10m)

Two UPVC double glazed windows, central heating radiator, exposed beams, exposed stone elevations, cast iron multifuel burner with feature stone surround and flag hearth, television point and hardwood stable door to rear.

First Floor

Landing

Hardwood single glazed window, central heating radiator, open doorways to two bedrooms and door to bedroom three.

Bedroom One

14'11 x 8'11 (4.55m x 2.72m)

Single glazed window, central heating radiator and open doorway to en suite.

En Suite

8'8 x 6'0 (2.64m x 1.83m)

Central heating radiator, low basin WC, pedestal wash basin with traditional taps, electric feed shower with tiled elevations and wood cladding elevations.

Bedroom Two

21'2 x 10'5 (6.45m x 3.18m)

Two single glazed windows, central heating radiator and loft access.

Bedroom Three

13'5 x 12'2 (4.09m x 3.71m)

Single glazed window and central heating radiator.

External

Set on approximately three acres of land, with access to farm buildings, storage facilities, barns and workshops.



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