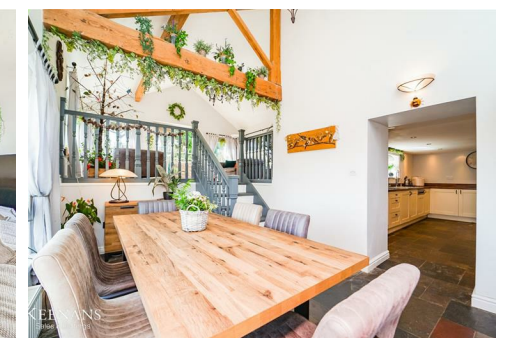




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Meadow Head Lane, Tockholes, BB3 0LQ

£750,000

A STUNNING FIVE BEDROOM FARMHOUSE SET IN ROLLING COUNTRYSIDE

Nestled in the picturesque countryside of Tockholes, Darwen, this stunning five-bedroom detached farmhouse offers an idyllic retreat for families seeking their dream home. Set against a backdrop of rolling hills, the property boasts a generous plot that provides ample outdoor space, perfect for children to play and for entertaining guests.

Upon entering, you are greeted by a warm and inviting atmosphere, enhanced by the charming country chic style interiors that flow throughout the home. The farmhouse features four spacious reception rooms, providing plenty of room for family gatherings, quiet evenings, or entertaining friends. Each room is designed to maximise comfort and style, making it easy to envision creating lasting memories in this delightful space.

The five well-appointed bedrooms offer a peaceful sanctuary for rest and relaxation, ensuring that every family member has their own personal retreat. The property also includes a well-equipped bathroom, catering to the needs of a growing family.

In addition to its beautiful interiors, this farmhouse provides off-road parking for numerous vehicles, adding to the convenience of country living. With its perfect blend of charm, space, and modern amenities, this property is an exceptional opportunity for those looking to embrace a serene lifestyle in the heart of the countryside. Do not miss the chance to make this enchanting farmhouse your forever home.

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Meadow Head Lane, Tockholes, BB3 0LQ

£750,000

 5  1  4  F

- Impressive Farmhouse Property
 - Country-Style Kitchen
 - Ample Gated Off Road Parking and Garage
 - EPC Rating F
- Five Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Three Piece Bathroom Suite and Separate WC
 - Open Aspect Views
 - Council Tax Band G

Ground Floor

Dining Room

14'8 x 9'11 (4.47m x 3.02m)

UPVC double glazed door, UPVC double glazed window, central heating radiator, vaulted ceiling, exposed beams, tiled flooring, open to kitchen and steps leading to sun room.

Kitchen

16'1 x 9'6 (4.90m x 2.90m)

UPVC double glazed window, panelled base units with laminate work surfaces, integrated high rise oven and microwave, four ring induction hob and extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated fridge, spotlights, tiled flooring, doors leading to utility and hall.

Sun Room

17'2 x 11'10 (5.23m x 3.61m)

Four UPVC double glazed windows, two central heating radiators, vaulted ceiling, exposed beams, tiled flooring and UPVC double glazed French doors to rear.

Hall

21'0 x 17'4 (6.40m x 5.28m)

UPVC double glazed window, central heating radiator, wood effect flooring, doors leading to sitting room, WC living room, rear porch and stairs to first floor.

Sitting Room

14'7 x 14'0 (4.45m x 4.27m)

Two UPVC double glazed windows, central heating radiator, exposed beams, television point, electric stove with stone surround and wood effect flooring.

WC

6'0 x 4'6 (1.83m x 1.37m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

Rear Porch

6'1 x 4'0 (1.85m x 1.22m)

UPVC double glazed window, wood effect flooring and UPVC door to rear.

Living Room

22'5 x 20'2 (6.83m x 6.15m)

Four UPVC double glazed windows, three central heating radiators, exposed beams, log burner set in stone chimney surround, wood effect flooring and door to boiler room.

Boiler Room

11'8 x 7'3 (3.56m x 2.21m)

UPVC double glazed window, floor mounted Worcester boiler, exposed beam, terracotta tiled flooring and door to workshop.

Workshop

11'8 x 9'6 (3.56m x 2.90m)

UPVC double glazed window, exposed beam, terracotta tiled flooring, door to garage and UPVC door to rear.

Garage

20'10 x 16'5 (6.35m x 5.00m)

Two UPVC double glazed windows, exposed beams, mezzanine store and roller shutter door.

Utility

12'6 x 6'1 (3.81m x 1.85m)

Two UPVC double glazed windows, central heating radiator, base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

Velux window, central heating radiator, doors leading to five bedrooms, family bathroom, WC and store.

Bedroom One

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed window with fitted shutters, central heating radiator, exposed beams, spotlights and fitted wardrobes.

Bedroom Two

13'1 x 9'11 (3.99m x 3.02m)

UPVC double glazed window with fitted shutters, central heating radiator, loft access and fitted storage.

Bedroom Three

10'10 x 10'6 (3.30m x 3.20m)

Two UPVC double glazed windows with fitted shutters, central heating radiator, exposed beams and fitted storage.

Bedroom Four

11'3 x 10'11 (3.43m x 3.33m)

Two UPVC double glazed windows with fitted shutters, central heating radiator, exposed beams and fitted storage.

Bedroom Five

12'10 x 7'4 (3.91m x 2.24m)

UPVC double glazed window with fitted shutters, Velux window, central heating radiator and exposed beams.

Bathroom

8'11 x 7'7 (2.72m x 2.31m)

Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed shower enclosed with rinse head, panel bath with mixer tap and rinse head, tiled elevations, exposed beams, spotlights and tiled flooring.

WC

7'10 x 4'3 (2.39m x 1.30m)

Velux window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations, exposed beam and tiled flooring.

Store

13'0 x 7'7 (3.96m x 2.31m)

External

Extensive laid to lawn gardens, gated off road parking and access to garage.



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