



## Rock Lane, Darwen, BB3 0LX

£675,000

The Farmhouse, is a unique stone built family home set in the picturesque village of Tockholes. This substantial four bedroom, detached property with ample gardens and detached garage is accessed via a private lane just off Rock Lane and offers exclusivity for any family. This beautiful family home offers over 2500 sq/ft of living space and must be viewed for the size to be appreciated.

On entering through the porch, you will find yourself in exceptionally large kitchen dining room which has the added benefit of a range cooker, fitted appliances and under floor heating. Through the kitchen you can gain access to the three large reception rooms, one with under floor heating and a downstairs WC.

The kitchen houses a staircase to the first floor where you will find a master bedroom with ensuite, a second bedroom with ensuite, two further bedrooms and a family bathroom. The garden is extensive in size and has patio areas, planted beds, detached garage and separate carpark. The property is gas central heated throughout and wood double glazed.

### Area

Tockholes lies on the West Pennine Moors and is just 3 miles south of Blackburn, The area is easily accessible to the rest of the county due to its proximity to the M65 motorway and the A666 road which leads to Bolton. The Jubilee Tower lies to the east of the village as does the market town of Darwen with the Roddlesworth Reservoirs and Tockholes plantation to the south.



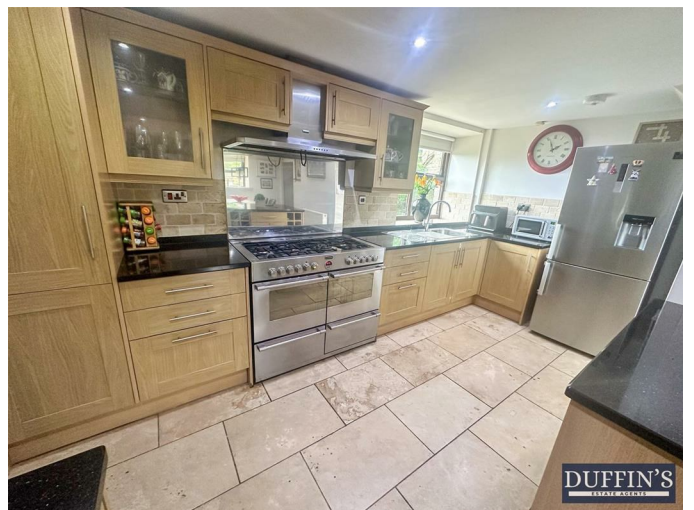
External







Kitchen





Reception Room One 18'2" x 16'11" (5.56 x 5.16)



Master Bedroom 12'1" x 13'10" (3.70 x 4.23)



Reception Room Two



Ensuite 5'10" x 6'0" (1.79 x 1.85)



4.29 x 5.64

Reception Room Three



Second Bedroom 12'11" x 14'4" (3.95 x 4.37)



4.90 x 4.22

Downstairs WC 3'1" x 5'2" (0.96 x 1.59)





Third Bedroom 8'1" x 10'2" (2.48 x 3.10)



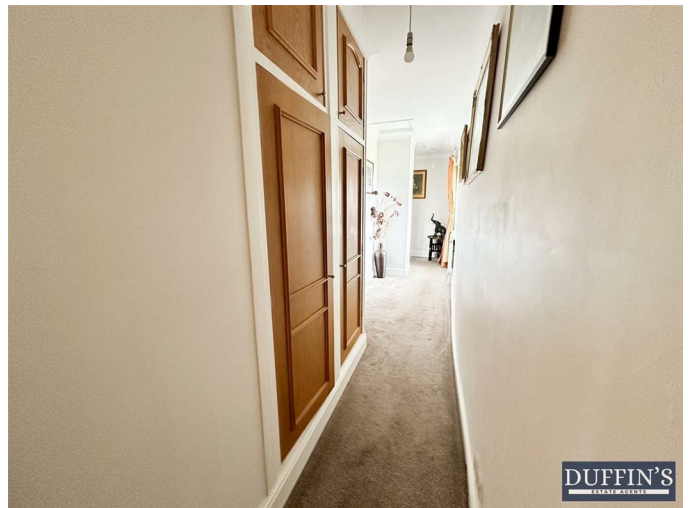
Fourth Bedroom 10'2" x 10'0" (3.12 x 3.06)



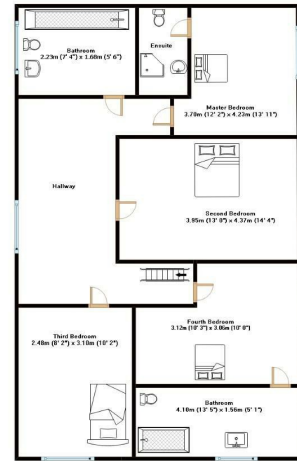
Ensuite Bathroom



Hallway



# Floor Plan



# Area Map



# Energy Efficiency Graph

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

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