Claves.



Blacksnape Road

Darwen, BB3 3PN

Offers over £530,000

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Nestled within the picturesque hamlet of Blacksnape and enjoying breathtaking panoramic views across the surrounding countryside, Hatton Hollow Farm is an exceptional stone-built residence offering beautifully presented accommodation, outstanding outdoor space and a wonderful semi-rural lifestyle.

Approached via electric gates, the property immediately impresses with a substantial gravelled driveway providing extensive parking and access to a detached garage/workshop. A second private lane leads to a charming cobbled courtyard, enhancing the property's character and sense of arrival.

Occupying an enviable position surrounded by open countryside, the meticulously maintained gardens have been thoughtfully landscaped to create a variety of outdoor entertaining spaces. Expansive patios, elevated decked terraces and well-kept lawns combine to provide the perfect setting to relax, entertain and enjoy the stunning far-reaching views.

Internally, the property has been sympathetically improved and impeccably maintained, successfully blending the charm and character expected of a traditional country home with the comforts and convenience







The Ground Floor

The accommodation is entered via a welcoming entrance porch which opens into a spacious reception hallway with feature flagged floors and substantial staircase , immediately setting the tone for the quality and character found throughout the home, together with a stylish two-piece cloakroom/WC.

The elegant lounge is a warm and inviting space, centred around a feature fireplace, multi fuel burner and enhanced by exposed beams and attractive countryside views, creating the perfect environment for relaxation. Leading through from the lounge is a generous dining room with amtico flooring, ideal for both formal entertaining and everyday family living, with ample space for a large dining suite and delightful views across the surrounding landscape.

At the heart of the home is a beautifully appointed bespoke kitchen, fitted with a comprehensive range of cabinetry, complemented by striking polished concrete worktops, fully intergrated appliances and rangemaster cooking range. Designed with both style and functionality in mind, the kitchen provides excellent preparation space and room for modern family life, whilst enjoying a pleasant outlook over the gardens. Situated off the kitchen is a practical utility room offering additional storage, laundry facilities and external access.

Completing the ground floor accommodation is a versatile study, perfectly suited for home working, hobbies or as a family room with countryside views.

The ground floor successfully combines character features and contemporary finishes, creating a superb living environment that is both practical and beautifully presented throughout.

Sleeping & Bathing

The first floor continues the property's exceptional standard of presentation, offering three generously proportioned double bedrooms and a luxurious family bathroom, all enjoying an abundance of natural light and delightful views across the surrounding countryside.

The principal bedroom is a beautifully appointed retreat, featuring bespoke fitted wardrobes. This impressive room is further enhanced by a stylish contemporary en-suite shower room, fitted with a modern suite and high-quality fixtures and fittings.

The two remaining double bedrooms are both spacious and well-presented, offering versatile accommodation ideal for family members, guests or additional home working space. Each room enjoys a pleasant outlook, further emphasising the property's enviable rural setting.

Serving the remaining bedrooms is a stunning family bathroom, beautifully designed to create a luxurious atmosphere. Featuring a freestanding bath, walk-in rainfall shower, oversized period wash hand basin and WC, this impressive space combines contemporary styling with practical family living.

The first floor perfectly complements the character and quality found throughout the rest of the property, providing spacious and beautifully finished accommodation ideally suited to modern family life.

Outstanding Gardens & More

Hatton Hollow Farm occupies an enviable position within the sought-after hamlet at Blacksnape, surrounded by open countryside and commanding truly breathtaking panoramic views across the rolling Lancashire landscape.

The property is approached down a private lane, entering the plot on one side via electric gates which open onto an extensive gravelled driveway, providing ample off-road parking for numerous vehicles and access to a substantial detached garage/workshop. A secondary access lane leads to a charming cobbled courtyard, adding further character and practicality to this exceptional home.

The gardens have been thoughtfully designed and meticulously maintained to create a series of attractive outdoor spaces that can be enjoyed throughout the day. Expansive paved patios provide ideal areas for al fresco dining and entertaining, whilst a stunning elevated composite decked terrace with contemporary glass balustrading takes full advantage of the spectacular far-reaching views. Well-tended lawns, mature planting, established trees and colourful borders combine to create a private and tranquil setting that perfectly complements the surrounding countryside.

Whether enjoying a morning coffee overlooking the valley, entertaining family and friends on the terrace, or simply relaxing in the peaceful surroundings, the outdoor space offers an exceptional lifestyle opportunity rarely found in such a convenient location.

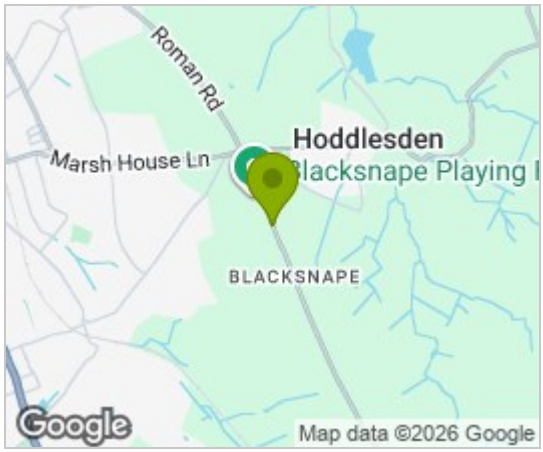
Surroundings

Blacksnape is a highly desirable semi-rural location situated on the edge of the West Pennine Moors, renowned for its stunning scenery, countryside walks and peaceful setting. The property enjoys the best of both worlds, offering a tranquil rural lifestyle whilst remaining conveniently positioned for the amenities of nearby Darwen, Blackburn and Bolton.

The surrounding area provides an abundance of walking, cycling and outdoor pursuits, with numerous public footpaths and bridleways accessible directly from the doorstep. Despite its idyllic countryside position, excellent transport links are within easy reach, providing convenient access to major motorway networks and rail services for commuting throughout the North West.

Hatton Hollow Farm presents a rare opportunity to acquire a beautifully appointed country home in one of the area's most picturesque settings, where stunning views, privacy and outdoor living combine to create a truly exceptional family residence.

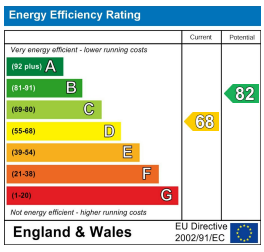
Area Map

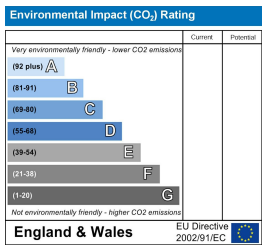


Floor Plans



Energy Efficiency Graph





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