



Craigmoor

MANOR ROAD



A Story Begins

Proudly overlooking the historic market town of Darwen, No. 121 Manor Road is an Edwardian home with the kind of presence that makes a first arrival feel rather special. Built in 1909, its character begins long before the front door, with a private approach framed by mature planting and the leafy surroundings of Bold Venture Park.

Step inside and the story continues. Original tiled flooring, stained glass, ornate coving, picture rails, and the beautiful pitch-pine staircase create an immediate sense of history, while the generous proportions bring an unmistakable feeling of space. It was this combination of architecture, light, and location that first captured the current owners' hearts, a house that felt special from the very first step inside.





Rooms Made for Living

Through the arched doors lies the sitting room, where an immense stained-glass bay window draws daylight deep into the space and offers a leafy outlook across the mature garden. Warm oak flooring stretches beneath an ornate ceiling, while a period fireplace provides a natural focal point. It is wonderfully cosy; the sort of room made for quiet afternoons, books, fires, and watching the wildlife beyond the glass. Tucked out of sight, this room creates an altogether different atmosphere when it transforms into a cinema room, the perfect space to settle in for a film night.

Across the hallway, the lounge feels ready for another chapter of family gatherings. The stained-glass bay frames the garden, while the fireplace sits between elegant oval windows. The owners describe Christmas here as particularly magical, with the generous reception spaces allowing family and friends to gather together without anyone feeling separated.





Contemporary Meets Classic

Beyond the lounge, the contemporary kitchen feels beautifully woven into the older parts of the house. Sleek handleless cabinetry, quartz worktops, and a suite of Neff appliances create a space designed around both cooking and conversation, with a breakfast bar providing an easy place to pause. A large pantry adds another layer of practical storage, while underfloor heating keeps the room warm underfoot.

The kitchen opens naturally into the family dining room, where daylight pours through roof lanterns and expansive sliding doors. There is space enough for a large table, making it easy to imagine Christmas lunches, long Sunday dinners, and evenings that stretch well beyond dessert. The garden feels almost part of the room here, with the stained glass from the dining room adding another glimpse of the home's Edwardian soul. The double-sided log burner brings warmth through both spaces, creating a lovely setting for relaxed family evenings.

Beyond, a recently refurbished wet room, utility space, and further storage lead through towards the double garage, quietly tucking away the practical workings of family life.







And So To Bed...

From the hallway, the pitch-pine staircase sweeps upwards, its carved bannister guiding the way to the first-floor landing. Above, feature lighting falls through the three-storey space, creating a beautiful connection between the different levels of the house.

Bedroom three is a generous double filled with daylight from its triple window, with views stretching across the garden and woodland beyond. A period tiled fireplace adds warmth and personality, while bedroom five, currently a study, provides another peaceful retreat overlooking the wooded countryside.

The principal bedroom is wonderfully spacious, with a broad bay window drawing light across the room and far-reaching views towards the parkland. It is easy to understand why the owners speak so fondly of the bedrooms here: each has its own leafy outlook and a sense of calm that seems to come naturally from the setting.

Nearby, another double bedroom looks towards the treetops of the park and distant hills, offering flexibility as a nursery, dressing room, guest space, or another peaceful bedroom.





Space to Dream

The refurbished family bathroom brings together the romance of the period house with modern comfort. Rich green panelling sits alongside traditional-style tiling, a decorative frieze and ceramic pedestal basin, while a double walk-in shower with waterfall head stands opposite a beautiful claw-foot bath. The roll-top bath is particularly fitting for the house, creating a little corner in which to slow down and enjoy views towards the garden.

Beyond, the guest bedroom occupies a quieter part of the house, complete with its own ensuite and rooflight. French doors open onto a private balcony overlooking the treetops and garden, creating a wonderfully secluded retreat.

Up again, the second-floor landing opens beneath a tall ceiling and stained-glass atrium. Two further rooms occupy this level, with vaulted ceilings, countryside views and generous storage. There is something rather magical about this uppermost part of the house, tucked beneath the roofline, yet filled with light and possibility.







Verdant Views

Outside, the garden feels like another world. Mature borders create privacy and layers of colour, while sweeping lawns give children and dogs space to roam. The garden has been carefully designed to offer changing colour and contrast from spring through autumn, with each season bringing something different to discover.

There is an Indian stone patio made for summer lunches and barbecues, while the greenhouse and vegetable patch add a gentle invitation towards growing, planting, and enjoying the garden at a slower pace. Wildlife has become part of everyday life here too; birdsong is a constant soundtrack, owls can sometimes be heard at night, and deer have even been known to wander through on their way towards the moors.





Out & About

With plenty of space for children and pets to enjoy both inside and out, No. 121 Manor Road is perfectly positioned for family life. Set along a quiet, no-through-traffic road, there's a real sense of peace and privacy here, while a playground and park are right on the doorstep.

The local primary school is also just a five-minute stroll away, making those busy school mornings that little bit easier.

Directly opposite, Bold Venture Park provides a wonderful extension to your outdoor space. This much-loved green space offers something for everyone, from its sculpture trail and Grade II listed war memorial to the lake, where geese and ducks are regular visitors. The former bandstand area has been transformed into a fantastic children's playground, while the extensive open spaces are ideal for walking the dog, enjoying a family picnic or simply getting some fresh air.

Wander further into the park and you'll discover beautifully planted borders, a rose garden, pergola and winding pathways following the streams. For those who enjoy a longer walk, the route from the top of the park to Jubilee Tower takes around 20 minutes, rewarding you with impressive views across the surrounding valley.

The vibrant town of Darwen is close at hand, offering a great choice of restaurants, bars and places to enjoy an evening out. There's plenty for culture lovers too, with Darwen Heritage Museum, the local library and theatre all adding to the town's character and community spirit.

Despite its wonderfully green setting, No. 121 is ideally placed for travel. The M65 motorway is easily accessible, providing convenient connections across the North West and making trips towards the Fylde Coast and Lake District straightforward. For commuters, direct train services from Darwen to Manchester run via Bolton.

Everyday essentials are equally convenient, with a variety of shops and supermarkets within walking distance. Darwen's indoor market, open six days a week, adds an extra touch of traditional town-centre charm and provides an opportunity to shop locally.

Families are particularly well served, with several primary schools nearby, including St Joseph's RC Primary School. Bus services to St Bede's also pick up directly outside the property.

With Bold Venture Park virtually on the doorstep, excellent family amenities and superb access to the wider North West, No. 121 Manor Road offers a fantastic lifestyle for a family who love the outdoors, entertaining and having everything they need close by – all while enjoying a wonderfully peaceful setting.



The Finer Details



- Impressive Edwardian Home Dating Back to 1909 with Beautifully Preserved Period Character Throughout
- Generous Family Accommodation with Six Bedrooms Arranged Over Three Floors
- Stunning Principal Bedroom with Bay Window and Far-Reaching Parkland Views
- Luxurious Family Bathroom with Claw-Foot Bath & Walk-In Shower
- Exceptional Reception Rooms with Original Stained Glass & Period Fireplaces
- Contemporary Kitchen with Quartz Worktops & Neff Appliances
- Open-Plan Family Lounge with Roof Lanterns & Expansive Sliding Doors
- Beautiful Mature Gardens with Sweeping Lawns, Double Garage & Private Approach
- Blackburn with Darwen Council Tax Band F
- Leasehold 878 Years Remaining
- Ground Rent £7.76 per Annum

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ESTATE AGENTS

To view Craigmoor,
Call 01204 773556 or email sales@wainwrightshomes.com