



PROCTORS

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Plane Tree Cottage, Goose House Lane, Darwen, BB3 0EH

£595,000 Chain Free!

LOCATION

Perfectly balanced between rural seclusion and connectivity. Positioned with immediate access to J4 of the M65, the property provides effortless commuting links to Manchester, Preston, Blackburn, and the wider North West motorway network.

Head north on the A666 (Blackburn Road) towards Blackburn, turn right onto Hollins Grove Street then continue straight as the road becomes Goose House Lane, Follow the lane until you arrive at Plane Tree Cottage (BB3 0EH).

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



Plane Tree Cottage, Goose House Lane, Darwen, BB3 0EH

An extraordinary 18th-century stone built detached cottage combining 1750s heritage with jaw-dropping modern luxury. Nestled within its own expansive private grounds commanding stunning countryside panoramic views and offering unparalleled commuter convenience just moments from Junction 4 M65, the property is ideally positioned for buyers commuting from across Lancashire and Greater Manchester. Secure, remote-controlled electric double gates open to an expansive enclosed courtyard providing ample parking. The living accommodation features a meticulously designed contemporary open-plan dining/living kitchen, a master suite with a private roof terrace balcony, a professional-grade garden entertaining suite, a home cinema, gym and shower room, this is a rare opportunity to acquire a true lifestyle property. A whimsical resort-style garden complete with a historic 'wishing well', stream meandering through the grounds with quaint footbridges, a large established fishpond alongside bespoke oversized water features, outdoor stone-built fire, BBQ and pizza oven, covered Jacuzzi area and much more! VIEWING IS STRONGLY RECOMMENDED!

ACCOMMODATION

ENTRANCE PORCH

Double oak front doors, feature exposed natural stone walls, stone flagged floor, PVC double-glazed double doors through to;

ENTRANCE HALL

Ornate ceiling rose and ornate coving to ceiling, radiator, access to;

INNER HALLWAY

PVC exterior door, ornate ceiling panels, radiator, exterior door (in 1700's was the original main entrance)

CLOAKROOM/WC

Double-glazed window, vanity wash hand basin, low level WC, feature stable door reclaimed from the original front door

SITTING ROOM

17' 1" x 12' 0" (5.21m x 3.66m) Feature limestone fireplace with log effect gas fire, radiator, double-glazed window, carpeted staircase to first floors

UTILITY ROOM

Stain glass window, plumbed for automatic washing machine, space and power point for tumble dryer, built in storage, feature exposed natural stone walls, feature wood clad walls, space and power point for 'American' style fridge freezer, PVC exterior door

LIVING ROOM / BEDROOM 5

13' 9" x 13' 9" (4.19m x 4.19m) Double-glazed window, wood mantle, electric coal effect fire, dado rail, recessed shelving, radiator, built in storage



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Plane Tree Cottage, Goose House Lane, Darwen, BB3 0EH

OPEN PLAN FITTED KITCHEN WITH DINING/LIVING SPACE

26' 4" x 20' (8.03m x 6.1m) Fitted contemporary wall and floor units including glazed display units, marble worktops including stainless steel one and a half bowl inset sink with mixer tap, concealed cabinetry including 2 larder pull outs, bottle fridge, integrated fridge-freezer, three built in 'Neff' ovens (one is a combi steam/microwave), induction hob, a 3 metre island, concealed cocktail bar, feature wall with Venetian polished plaster, vertical radiator, double-glazed window, tiled floor, floor to ceiling aluminium double-glazed windows to two elevations each with sliding door (to the beautiful gardens)



FIRST FLOOR

Landing, double-glazed window

MAIN BEDROOM SUITE

BEDROOM

15' 10" x 10' 7" (4.83m x 3.23m) Double-glazed window (views beyond the gardens to Darwen tower and the moors), radiator



EN SUITE SHOWER

8' 1" x 7' 8" (2.46m x 2.34m) Multi-function shower enclosure including lights and sound, low level WC, vanity wash hand basin set on glass and chrome stand including mixer tap, fully tiled walls, PVC exterior door to roof terrace



WALK IN WARDROBE

Clothes hanging rails, shelving and loft hatch



ROOF TERRACE

19' 0" x 16' 0" (5.79m x 4.88m) Glass balustrade, weather-proof flooring

BEDROOM 2

11' 10" x 10' 2" (3.61m x 3.1m) PVC double-glazed window, radiator, built in wardrobes

EN SUITE SHOWER ROOM

Large walk in shower, vanity wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls, PVC double-glazed window

BEDROOM 3

13' 6" x 10' 7" (4.11m x 3.23m) PVC double-glazed window, radiator



BEDROOM 4 (CURRENTLY USED AS A HOME OFFICE)

9' 2" x 6' 10" (2.79m x 2.08m) PVC double-glazed window, radiator, wall mounted gas fired central heating boiler, loft hatch



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FAMILY BATHROOM

13' 6" x 5' 7" (4.11m x 1.7m) Two double-glazed windows, wall hung wash hand basin, claw foot slipper bath with mixer tap and shower attachment, low level WC, heated towel rail, built in storage, fully tiled walls and floor

DETACHED SINGLE GARAGE

Garage door (access from courtyard), pedestrian door (to garden) double length car-port

DETACHED DOUBLE GARAGE SHOWROOM

Floor to ceiling windows and door, three floor mounted security parking posts

ADDITIONAL DOUBLE GARAGE

Electrically operated remote controlled shutter door, power, light, access through to;

LARGE WALK IN STORE ROOM

Access through to;

HOME CINEMA ROOM

Remote control mood lighting includes feature 'star lit ceiling', access through to;

HOME GYM

Vaulted ceiling with roof window, feature 1600's stone window frame, power, light, sink unit, PVC exterior door, access through to;

SHOWER ROOM

Shower enclosure, low level WC, wash hand basin

OUTSIDE

Mature and well stocked privately enclosed gardens with discreet remote controlled lighting, covered seating/entertaining area, stone built fire, pizza oven and bbq, a well that dates back to the 1700 with a small stream meandering through the garden offering bridge areas, a large fish pond with electric fencing to deter herons, bespoke elephant water feature, covered jacuzzi area, natural stone bespoke built features, summer/play house, in addition there is a large enclosed courtyard offering ample parking accessed via remote controlled electric gates

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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