



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Top O'th' Copy Farm, Pickup Bank, Darwen, BB3 3QJ

"Offers Over" £750,000

Top O'th Copy enjoys a prominent rural location, on the fringe of the West Pennine Moors, convenient for M65 & M66 giving access to the regions major road network and boasting uninterrupted views over the surrounding countryside and beyond towards to Fylde Coast.

This stone built detached property provides excellent, well maintained and modernised living accommodation set in private garden areas with a total plot just under two acres of level land immediately to the side and rear. It also has 3 stables and an equestrian arena. In addition, there is a garden house which enjoys the spectacular views.

The living accommodation is easy flowing with an entrance porch leading to a spacious entrance hall. There are 3 generously-sized reception rooms, a fully fitted farmhouse style kitchen, a 2-piece cloakroom and rear entrance hall on the ground floor. There are 4 double bedrooms (one with ensuite shower room) and a 4-piece family bathroom. Externally there is an attached double garage, with a driveway to park up to three cars, plus an additional two car spaces opposite the property.



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The property has gas central heating (LPG) and PVC double glazing. It is served with mains electricity, water and there is a solely owned septic tank.

In our opinion this is a most attractive property which will appeal to purchasers seeking rural yet convenient living, including equestrian lovers with the convenience of on-site stabling and land. Pickup Bank has a unique community feel and is a very popular location. Viewing is highly recommended to fully appreciate.

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

Radiator, PVC double glazed window

ENTRANCE HALL

12' 10" x 11' 6" (3.91m x 3.51m) Open staircase, radiator, PVC double glazed window

GAMES ROOM

17' 5" x 12' 0" (5.31m x 3.66m) 2 x PVC double glazed windows, double radiator

LOUNGE

23' 5" x 14' 0" (7.14m x 4.27m) Wood burner in stone fireplace, twisted beamed ceilings, 3 x PVC double glazed windows & bi folding doors, 2 x radiators, views of Darwen Tower

FULLY FITTED KITCHEN

12' 9" x 12' 6" (3.89m x 3.81m) Wall & floor units, single drainer sink unit, PVC double glazed window, tiled floor, slot in range, radiator, Vaillant gas fired central heating boiler unit

SNUG/DINING ROOM

17' 4" x 11' 11" (5.28m x 3.63m) 2 x PVC double glazed windows, radiator

REAR PORCH

PVC double glazed window, tiled floor, radiator

2-PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

STAIRS TO FIRST FLOOR

LANDING

Spindled balustrade, loft access - storage area with light

MASTER BEDROOM

15' 0" x 11' 2" (4.57m x 3.4m) 2 x PVC double glazed windows with moorland outlook, radiator

ENSUITE SHOWER ROOM

Shower, wash basin

BEDROOM 2

12' 8" x 9' 0" (3.86m x 2.74m) Radiator, PVC double glazed windows with open views of surrounding countryside and Darwen Tower



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	39e

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.

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4-PIECE BATHROOM

Stand alone bath, walk in shower, wash basin, WC, radiator, PVC double glazed window, spotlighting, storage cupboard

BEDROOM 3

11' 5" x 9' 7" (3.48m x 2.92m) Radiator, PVC double glazed windows with open views of surrounding countryside and Darwen Tower

BEDROOM 4

15' 4" x 8' 0" (4.67m x 2.44m) Radiator, PVC double glazed windows with moorland outlook

OUTSIDE

Gravelled driveway to attached double garage, garden areas to the front, side & rear, mature trees & bushes, well trimmed hedge bushes, grassed areas, patio area to rear, water feature, 2 additional parking spaces opposite the property. Separate gravel driveway access to stable block, yard and field

DOUBLE GARAGE

20' 0" x 16' 10" (6.1m x 5.13m) Electric up & over door, rear door, PVC double glazing

GARDEN HOUSE

9' 4" x 9' 2" (2.84m x 2.79m) Double glazed window & french doors with spectacular views to the Fylde Coast, adjoining store and decking area, with electric

ARENA

25' 0" x 25' 0" (7.62m x 7.62m) Floodlit sand and rubber horse arena

GRAZING LAND

Two well-maintained grass paddocks with horse-safe netting, post and rail fencing and a lean-to field shelter. Additional grazing may be available to rent locally

STABLE 1

14' 0" x 12' 0" (4.27m x 3.66m)

STABLE 2

14' 0" x 14' 0" (4.27m x 4.27m)

STABLE 3

14' 0" x 14' 0" (4.27m x 4.27m)

TIMBER STORAGE SHED

12' 10" x 7' 3" (3.91m x 2.21m) Adjacent to the stables

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.



Proctors Blackburn

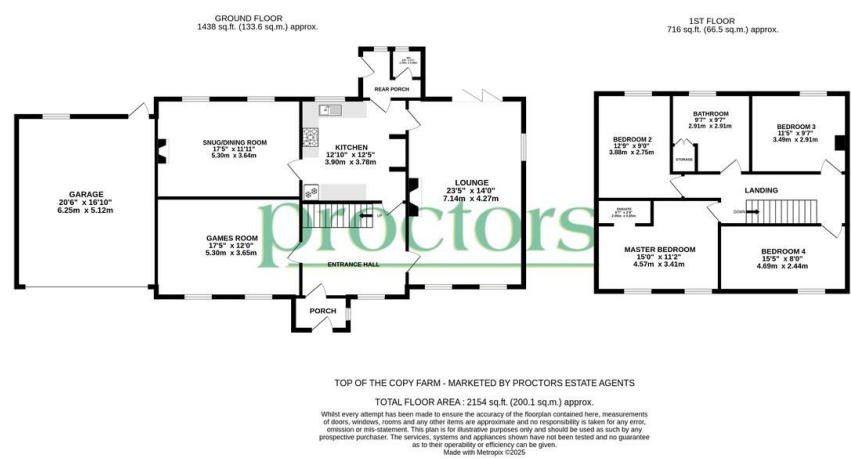
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	39 E	
21-38	F		
1-20	G		