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'THE OLD VICARAGE' HAWKSHAW AVENUE £875,000



Steeped in history and dating back to the late Victorian era, this magnificent detached residence offers an exceptional opportunity to acquire one of Darwen's most distinctive family homes. Occupying a generous, mature plot behind imposing gated access, 'The Old Vicarage' seamlessly blends period grandeur with luxurious modern living.

The property comprises; grand entrance hall, two front reception rooms, dining room, open plan dining kitchen, office, utility and toilet. From the dining room there is a stair leading down to a converted cellar room which benefits from two good size store rooms. To the first floor, there is a twisted stair accessing a generous landing area. Here there is access to five double bedrooms, master en-suite bathroom and four piece family bathroom. Off the landing there is a drop down ladder accessing an loft room which has a wide range of uses, from additional lounge area, games room or additional office space.

Externally the property comes with surrounding garden space, kept extra private via an electric private gated entrance and tall trees. There is a mixture of flagged patio, pergolas along with lawn. Round the back the property has a detached spa area, benefitting from hot tub, sauna and a three piece shower room. There are a range of storage areas along with a detached double garage finished in a fresh cedar clad. The garage benefits from power, side access and has two electric roller shutter doors.

'The Old Vicarage' is located on Hawkshaw Avenue, one of Darwen's most premium settings. A quiet cul-de-sac overlooking a tree lined square. There are good access routes to the M65 motorway link along with schools and day to day amenities.

OUR THOUGHTS - *'A rare opportunity to acquire a landmark Victorian home of significant character, offering timeless elegance, exceptional living space and a lifestyle befitting its distinguished heritage'*

KEY FEATURES

- 5 Bedroom Detached Built Over 4 Floors
- Three Reception Rooms & Open Kitchen
 - Office & Converted Cellar Room
 - Grand Features Throughout
 - Detached Spa With Hot Tub & Sauna
- Electric Gated Entrance & Mature Gardens
 - Detached Double Garage
 - Highly Sought After Location







