



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Weasel Lane, Tockholes, BB3 0NJ Offers In The Region Of £799,950

A FANTASTIC SPACIOUS DETACHED PROPERTY IN AN IDYLIC LOCATION - 5.92 ACRES OF LAND

Nestled on Weasel Lane in the charming village of Tockholes, Darwen, this stunning detached house offers a unique blend of modern living and breath-taking natural beauty. With three spacious bedrooms and two well-appointed bathrooms, this property is perfect for a growing family seeking their dream home.

The heart of the home is an impressive open plan kitchen, living, and dining area that spans the entire first floor. This expansive space is bathed in natural light, thanks to an array of large windows that frame picturesque views extending all the way to Blackpool Tower and even the Isle of Man. A generous balcony invites you to step outside and fully immerse yourself in the tranquil surroundings, where rolling countryside and an abundance of local wildlife, including curlews, lapwings, and deer, create a serene atmosphere.

Despite its idyllic rural setting, this property is conveniently located just a short distance from major commuter routes along the M65, making it an ideal choice for those who need to travel for work while still enjoying the peace and quiet of country living. The home is set on an impressive 5.92 acres of land, providing ample space for outdoor activities, gardening, or simply enjoying the stunning landscape.

# Weasel Lane, Tockholes, BB3 0NJ

Offers In The Region Of £799,950

 3  2  1  C

- Outstanding Detached Property
- Two Bathrooms
- Ample Off Road Parking
- EPC Rating C

- 5.92 Acres of Land
- Stunning Open Plan Living
- Tenure Freehold

- Three Bedrooms
- Workshop and Garage
- Council Tax Band G

## Ground Floor

### Entrance Porch

7'1 x 5'5 (2.16m x 1.65m )

Hardwood double glazed stained glass front door, aluminium double glazed window, stained glass window, door to hall and door to corridor.

### Corridor

10'4 x 3'5 (3.15m x 1.04m )

Aluminium double glazed window, fuse box, tiled flooring and door to WC.

### WC

5'4 x 3'5 (1.63m x 1.04m )

Aluminium double glazed window, dual flush WC, wall mounted wash basin with mixer tap and tiled flooring.

### Hall

Aluminium double glazed window, partial vaulted ceiling, wood effect flooring with underfloor heating, doors leading to three bedrooms, shower room, utility and stairs to first floor.

### Utility

11'8 x 10'7 (3.56m x 3.23m)

Two aluminium double glazed windows, range of high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, underfloor heating system and tiled flooring with underfloor heating.

### Bedroom One

16'4 x 16'3 (4.98m x 4.95m )

Six aluminium double glazed windows, spotlights, wood effect flooring with underfloor heating and open access to walk-in wardrobe.

### Walk-in Wardrobe

9'2 x 7'6 (2.79m x 2.29m )

Spotlights, fitted hanging space, wood effect flooring with underfloor heating and door to en suite.

### En Suite

11'0 x 8'2 (3.35m x 2.49m )

Aluminium double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, extractor fan, tiled elevations and tiled effect flooring with underfloor heating.

## Bedroom Two

13'6 x 12'0 (4.11m x 3.66m)

Three aluminium double glazed windows, spotlights and underfloor heating.

## Bedroom Three

13'2 x 12'0 (4.01m x 3.66m)

Four aluminium double glazed window, spotlights and underfloor heating.

## Shower Room

10'7 x 6'8 (3.23m x 2.03m)

Aluminium double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring with underfloor heating.

## First Floor

### Landing

15'10 x 8'9 (4.83m x 2.67m)

Galleried landing, two Velux windows, three aluminium double glazed windows, wood effect flooring, open access to open plan kitchen/living area and aluminium double glazed door to balcony.

## Open Plan Kitchen/Living Area

43'10 x 23'11 (13.36m x 7.29m )

Ten aluminium double glazed windows, four Velux windows, two double glazed aluminium picture windows, open fire with decoration surround, range of high gloss wall and base units with quartz work surfaces, central island, breakfast bar, integrated high rise double oven, four ring induction hob and extractor hood, glass splashback, inset stainless steel one and a half bowl sink with integrated draining ridges and mixer tap, integrated dishwasher, space for American-style fridge freezer, wine cooler, wood effect flooring with underfloor heating and two aluminium double glazed bi-folding doors to balcony.

## External

5.92 acres of land, off road parking and access to workshop and garage.

## Workshop

23'5 x 11'6 (7.14m x 3.51m)

## Garage

38'4 x 24'8 (11.68m x 7.52m )



Tel: 01254916276

www.keenans-estateagents.co.uk