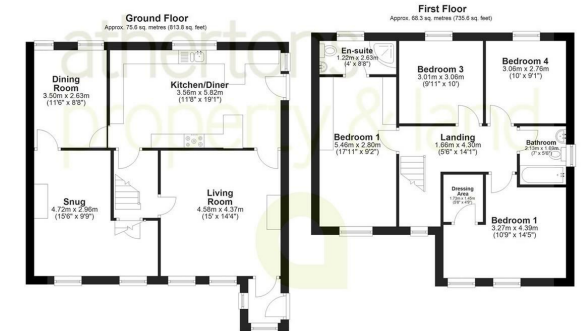
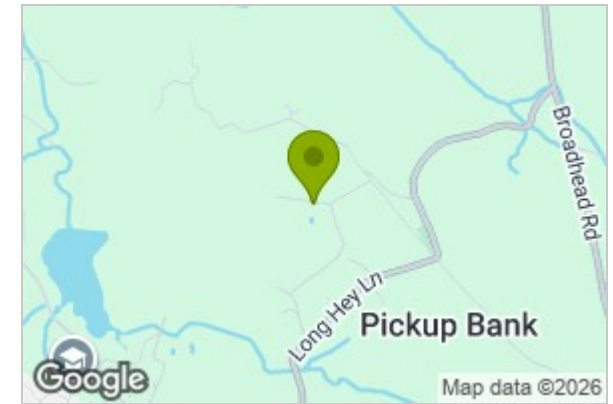




Oakwood Pickup Bank, Darwen, BB3 3QQ
Offers In The Region Of £440,000

Oakwood Pickup Bank, Darwen, BB3 3QQ

A recently renovated and tastefully appointed stone semi-detached residence, this delightful family home occupies a discreet rural setting within an idyllic hamlet of individual properties, nestled on the edge of the West Pennine Moors. Combining generous living accommodation with character features such as exposed stone walls and thick-set sills, alongside modern comforts and equestrian facilities, it presents a rare opportunity to acquire a versatile country home with land in an outstanding position. Beyond the house itself, a detached stable block with three looseboxes, storage and workshop space, and adjoining paddock land of approximately 1.5 acres offers exceptional appeal for those with equestrian or smallholding interests.



Total area: approx. 143.9 sq. metres (1549.3 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.