Claves.

Long Hey Lane

Darwen, BB3 3QD

£650,000

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Enjoying scenic views with open countryside on the doorstep, yet within easy walking distance of Hoddlesden village, this character home of over 2,800 sq ft presents an exceptional opportunity for family living. Beautifully maintained and presented in excellent condition throughout, the property also offers scope for selective cosmetic enhancement, allowing buyers to tailor the finish to their own taste.

The ground floor accommodation is both generous and versatile, comprising two entrance porches, an impressive reception hall with galleried landing above, a spacious lounge, a well-appointed kitchen with central island, and an open-plan living space incorporating both dining and sitting areas. A useful utility room and downstairs WC complete the layout. To the first floor, the striking galleried landing leads to four well-proportioned double bedrooms. The principal suite benefits from its own dressing room and en-suite, while the remaining bedrooms are served by a spacious four-piece family bathroom.

Externally, the property is equally impressive, offering a substantial driveway with parking for up to four vehicles, a detached double garage, and gardens that border open countryside, enjoying far-reaching rural views.

Character & Lifestyle

For those seeking a home rich in character without compromising on space or practicality, 2 Meadow Head Cottage delivers a rare and compelling balance of both. This charming stone-built residence showcases an abundance of period features, including exposed stone and brickwork, timber beams, and generously sized windows that flood the interiors with natural light. A thoughtful contrast of cosy, intimate rooms with lower ceilings and impressive vaulted spaces within the main living areas creates a home that feels both welcoming and expansive—perfectly suited to modern family life with a timeless countryside feel.

The Kitchen & Breakfast Room

The kitchen is a spacious and sociable hub of the home, centred around a substantial island with integrated gas hob and breakfast seating—ideal for informal dining and everyday family life.

Large windows to the side flood the space with natural light while enjoying far-reaching countryside views, with a dedicated seating area providing the perfect spot to relax and take in the outlook.

Well-equipped for modern living, the kitchen offers a range of fitted units and worktop space, alongside integrated appliances including two Neff ovens, a Neff gas hob, and a fridge freezer. A sink with drainer and mixer tap is in place, with additional space for a freestanding dishwasher.

The Living & Dining Room

Open to the kitchen, this well-proportioned living space is ideal for both everyday family life and entertaining. The dining area comfortably accommodates a large table and enjoys pleasant views through a feature window, creating a bright and welcoming setting for gatherings.

A step up leads to the adjoining sitting area, where large sliding glass doors open directly onto the garden, framing far-reaching countryside views and allowing natural light to flood the space. The split-level design, complemented by exposed brick detailing, adds character while subtly defining each area within this sociable, open-plan layout.

The Lounge

The lounge is a beautifully proportioned and inviting space, full of character and ideal for relaxing or entertaining. Exposed ceiling beams and a striking stone fireplace with inset stove create a warm focal point, enhancing the room's cosy, cottage feel.

A large sliding door opens directly onto the garden, framing attractive countryside views and allowing natural light to fill the room. Generous in size, the layout comfortably accommodates multiple seating areas, making it a perfect setting for both quiet evenings and social gatherings.

The Reception Hall & Practical Aspects

The reception hall is an impressive and versatile space, enhanced by the striking galleried landing above and exposed beams that add to the home's character. Generous in size, it offers flexibility for a variety of uses, whether as a welcoming entrance, home working area, or a play space for young children.

The property also benefits from two entrance porches, providing valuable additional storage and practicality for everyday family life.

Further practicality is offered by a separate utility room, generous in size and equipped with plumbing for a washer and dryer, alongside the boiler, an additional sink, worktop space, and further storage.

A conveniently located downstairs WC features modern tiled walls and a wood-effect stone tiled floor, completing the ground floor amenities.

Bedrooms & Bathrooms

To the first floor, the property offers four well-proportioned double bedrooms, all providing comfortable and versatile accommodation suited to family living, as well as far reaching scenic views.

The principal bedroom benefits from its own dressing room with fitted furniture, along with a three-piece en-suite shower room, creating a private and practical retreat. The remaining three bedrooms are all generous doubles, each enjoying ample space for freestanding furniture.

A spacious family bathroom serves these rooms, fitted with a four-piece suite including bath, separate shower, wash basin and WC, completing the accommodation to a high standard.

Outside Space

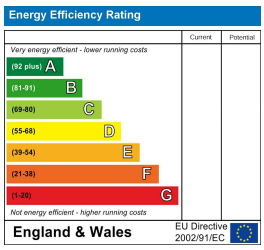
The property enjoys a superb outdoor setting, with gardens that make the most of the surrounding scenic views. A paved patio area provides the perfect space for outdoor dining and entertaining, flowing onto a well-maintained lawn and landscaped sections with established planting. The garden backs directly onto open fields, creating a wonderful sense of privacy and connection to the rural landscape, with uninterrupted views stretching across the countryside.

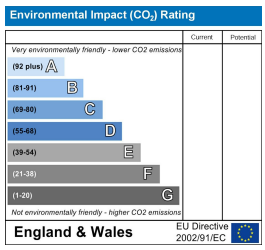
To the side, a generous driveway provides ample off-road parking for up to four cars, and leads to a detached double garage, offering excellent storage or workshop potential.

Area Map

Floor Plans

Energy Efficiency Graph





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