



# PROCTORS

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**1 Meadowhead Cottage, Long Hey Lane, Pickup Bank, Darwen**

**£595,000 Chain Free!**

## LOCATION

From Darwen town centre turn left onto Hardman Way and continue onto Sudell Rd, turn right onto Marsh House Lane and go through the roundabout, continue straight onto Hoddlesden Rd, continue past Hoddlesden Village square as the road drops down take the right turn on the bend onto Long Hey Lane, follow the road and Meadowhead is on the left hand side.

## TENURE

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



## Long Hey Lane, Pickup Bank, Darwen

This charming, detached cottage offers a rare opportunity to enjoy the tranquility of open countryside while being conveniently located at Meadowhead, between the sought-after village of Huddlesden and the picturesque hamlet of Pickup Bank. The property enjoys easy access to nearby towns, with both the M65 and M66 motorways within comfortable reach. In our opinion it has been lovingly restored by the current owners, the cottage beautifully combines period character with modern comfort. Many of the original features have been thoughtfully enhanced to create a warm and welcoming home, perfectly positioned to make the most of stunning field views from most windows.

A practical porch/boot room provides excellent storage and leads into a spacious hallway with a feature staircase to the first floor. The elegant sitting room boasts a multi-fuel burning stove, creating a cozy retreat. The heart of the home is the open-plan kitchen, living, and dining area—a truly impressive space with bespoke fitted units, a large breakfast island, integrated appliances, and a vaulted ceiling. Aluminum bi-folding doors open out to the rear garden, seamlessly blending indoor and outdoor living and framing the beautiful countryside beyond. An inner hallway leads to a well-equipped utility room and a modern ground floor shower room. Upstairs, there are three bedrooms (all with fitted furniture) and a stylish, recently installed family bathroom complete with a roll-top bath and large walk-in shower. The property benefits from gas central heating and PVC double-glazed windows. Externally, the landscaped gardens have been designed for easy maintenance and to make the most of the peaceful rural setting. The rear garden features a porcelain-paved patio—perfect for entertaining—along with a large summer house/home office/entertainment hub. To the side is a small driveway leading to a spacious attached garage, while an additional driveway provides off-road parking for up to four vehicles. Viewing is strongly recommended!

### ACCOMMODATION

#### ENTRANCE PORCH/BOOT ROOM

Feature natural stone elevations, tiled floor, shelving, storage, oak glazed door through to;

#### HALL

Spindled balustrade staircase to first floor, PVC double-glazed window, hardwood flooring, cast iron radiator, under stairs wood store, natural stone feature, half glazed oak interior door through to;

#### SITTING ROOM

14' 4" x 14' 3" (4.37m x 4.34m) PVC double-glazed window, radiator, feature multi fuel burning stove in stone built fireplace, wall lights, solid wood flooring, beams to ceiling



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band F  
Blackburn with Darwen Borough Council  
D

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.

## Long Hey Lane, Pickup Bank, Darwen

### FITTED KITCHEN

11' 7" x 9' 6" (3.53m x 2.9) Fitted wall and floor units including drawers and glazed display unit, white porcelain single drainer one and a half bowl sink unit with mixer tap, bottle fridge, PVC double-glazed window, feature wood framed opening to fitted breakfast kitchen, living and dining room

### BREAKFAST KITCHEN. LIVING AND DINING ROOM

25' 6" x 15' 8" (7.77m x 4.78m) Large breakfast island, gas cooking range, recessed space and power point for Samsung family hub style fridge-freezer (included at the asking price), large multi fuel burning stove, wood store, vaulted ceiling with three double-glazed roof windows, spotlighting, cast iron radiator, two double-glazed windows, aluminum double-glazed bi-folding doors to the rear garden

### INNER HALL

Tiled floor, radiator, stable style composite exterior door

### UTILITY ROOM

8' 3" x 5' 10" (2.51m x 1.78m) Fitted cupboards and shelving, worktop, plumbed for automatic washing machine, space and power point for a tumble dryer, wall mounted gas fired central heating boiler unit (new 2022), tiled splash-backs and floor

### GROUND FLOOR SHOWER ROOM

Low level WC, shower enclosure, vanity wash hand basin with cupboards below, heated towel rail, vaulted ceiling, spotlighting

### FIRST FLOOR

Landing, wall lighting, built in cupboard with louvre doors

### BEDROOM 1

15' 3" x 14' 9" (4.65m x 4.5m) Fitted furniture, radiator, PVC double-glazed window

### BEDROOM 2

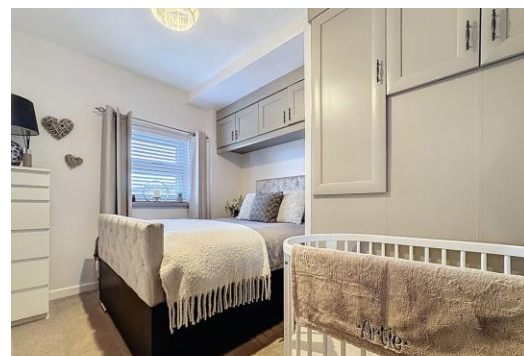
15' 8" x 11' 4" (4.78m x 3.45m) Feature wall paneling and exposed natural stone, fitted furniture, radiator, PVC double-glazed window

### BEDROOM 3

11' 6" x 9' 2" (3.51m x 2.79m) PVC double-glazed window, radiator, fitted furniture

### RECENTLY INSTALLED FAMILY BATHROOM

Large shower enclosure, free standing roll top bath, low level WC, wash hand basin with mixer tap mounted on wood frame, natural stone feature walls, extractor fan, PVC double-glazed window



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## OUTSIDE

To one side of the cottage there is a driveway providing off road parking for up to 4 cars. To the other side there is a small driveway to the garage. To the rear of the cottage there is a beautifully landscaped garden with lawn, mature planting, patio, paved pathways and step to the summerhouse. The rear garden has a natural stone wall that borders open fields.



## SUMMER HOUSE/HOME OFFICE/ENTERTAINEMENT HUB

Power, spotlighting, floor to ceiling-wall to wall double-glazed patio doors and windows, laminate flooring

## GARAGE

17' 4" x 15' 9" (5.28m x 4.8m) Electrically operated remote controlled up and over door, power, light, single-glazed window

## 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.

## COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		