



## Chapman Road

Darwen, BB3 3QS

**Guide price £995,000**



An immaculately presented and recently renovated three-storey stone-built farmhouse set within approximately 7.5 acres of land surrounded by picturesque greenbelt countryside. The house offers stylish internal living space with scope to expand further via an attached barn to create over 4,000 sq ft of accommodation. Stand Hill Farm sits at the end of an electrically operated private gated entrance, enjoying spectacular panoramic views across open countryside. The accommodation includes a spacious porch, open-plan kitchen/dining/living space, a versatile lower-ground floor entertaining suite, three large double bedrooms (including a luxury master with ensuite, dressing area, and walk-in wardrobe), a family bathroom, and a striking central staircase. The property has been fully refurbished to high eco standards, offers equestrian facilities, and benefits from a possible planning gain opportunity – combining lifestyle, luxury, and long-term potential.



### Living Space

The middle floor is the hub of the home – a large, open-plan space ideal for both day-to-day living and entertaining. It begins with a spacious entrance porch leading into a beautifully finished kitchen, dining, and large lounge area that opens through bifold doors onto a feature glass-floored balcony, making the most of the stunning outlook.

The kitchen features polished stone tile flooring, copper Venetian plaster splashbacks, solid granite worktops, and a bespoke handcrafted range style cooker with bespoke surrounds featuring rustic plaster, exposed stone and oak. Premium appliances include an Everhot range cooker with hot plate, induction hobs and ovens, a wine fridge, integrated dishwasher and washing machine, Belfast sink with copper tap, and a Samsung American-style fridge-freezer. The large island with bar seating adds both function and flow, with LED downlights and kickboard lighting completing the luxury feel.

Exclusive wood-effect porcelain tiling extends across the rest of this floor, which offers ample room for generous dining and lounge setups. A handy WC is also located on this level.

The lower-ground floor mirrors the openness and flexibility of the main living area and is currently set up as a home bar and games room – ideal for entertaining – but could just as easily be reimagined as a gym, cinema room, playroom, studio, or additional lounge space. The lower ground floor with its contemporary features has been professionally tanked and sealed with a 25 year guarantee.

### Bedrooms & Bathrooms

Upstairs, a spacious landing leads to three well-appointed double bedrooms, all enjoying spectacular views. The luxurious master suite includes a walk-in wardrobe area, fitted dressing area, and a contemporary ensuite with walk-in rainfall shower, WC, vanity basin. In the bedroom itself, a striking copper bathtub sits beneath two feature windows with phenomenal views and under an LED TV for alternating viewing.

The family bathroom is equally impressive – fully tiled and generously sized – with a three-piece suite comprising bath with overhead shower, vanity basin, and WC.

### Comprehensive Refurbishment

The property underwent a near-complete rebuild in 2020, transforming it into a highly efficient eco-home with a premium finish. Key eco upgrades include: 'Residence 9' triple-glazed windows throughout, water-based underfloor heating across all floors with Heatmiser smart zoning, new solar panels and modern insulation, plus high-spec finishes and fixtures throughout. A standout feature is the central bespoke staircase crafted from solid pitch pine and steel – an architectural centrepiece that adds both character and contemporary style.

### Attached Barn

The substantial attached barn presents an exciting opportunity for further expansion/development. With a newly constructed rear elevation and new roof, it's primed for conversion – either by extending the main home to significantly increase living space, or as a self-contained annex ideal for multigenerational living, guest accommodation, or even a business HQ. It could also be used as high-volume storage or converted to commercial use (subject to permissions).

### Equestrian Facilities

The property is well-suited to equestrian living, with a stable block directly attached to the barn, several acres of grazing land, a purpose-built muck heap, and an outdoor hardstanding area. There is ample space to add further facilities such as a menage or field shelters, offering a fantastic lifestyle for horse owners.

### Outside Space & Land

The 7.5-acre plot includes three fields, a vast front lawn, woodland area, a pond, and a stream – creating a private, natural environment that supports a range of lifestyle uses. The land is ideal for outdoor hobbies, smallholding ventures, or simply enjoying the peace and space of the countryside. The rear outdoor space offers exciting potential to be landscaped to suit the new owner's taste. Ample hardstanding ensures there is room to accommodate multiple vehicles, including motorhomes, caravans, and larger work vans if required.

### Planning Opportunity

The expansive front lawn has had positive planning advice from the council for the erection of three detached bungalows, potentially offering a rare opportunity for development. This could unlock profitable development and resale options, or the option to attain full planning, split the title and sell the plot to a developer – all while retaining ample land and privacy for the main property. Designed well, this change would still leave the attached barn and main home with a generous and private plot.

### Location

Stand Hill Farm enjoys a private yet highly convenient location on the edge of Huddlesden village. It's perfectly positioned for a semi-rural lifestyle with easy access to a full range of amenities. Blackburn and Darwen are a short drive to the north, with Edgworth and Bolton to the south – placing schools, shops, pubs, and transport links within quick reach.

For families, Huddlesden St Paul's CE Primary School – rated Outstanding by Ofsted – is within walking distance. The M65 motorway is easily accessible, making commuting straightforward. The Ranken Arms gastropub is just a five-minute walk away, perfect for socialising or relaxing after scenic walks in the local countryside.

With the West Pennine Moors right on your doorstep, residents can enjoy unrivalled access to walking, running, and cycling routes across some of Lancashire's most beautiful landscapes.

### Specific Details

Energy efficiency: 84/B which is considered very good and significantly higher than average

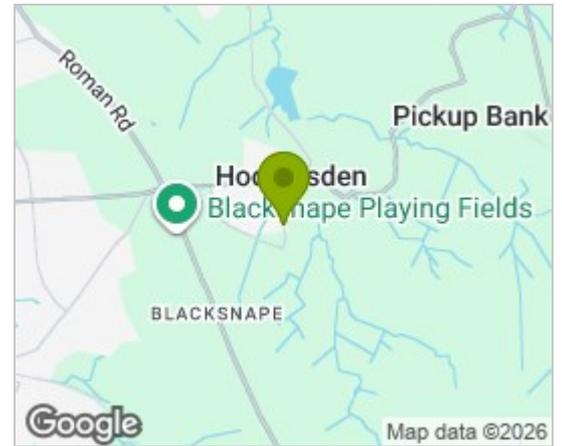
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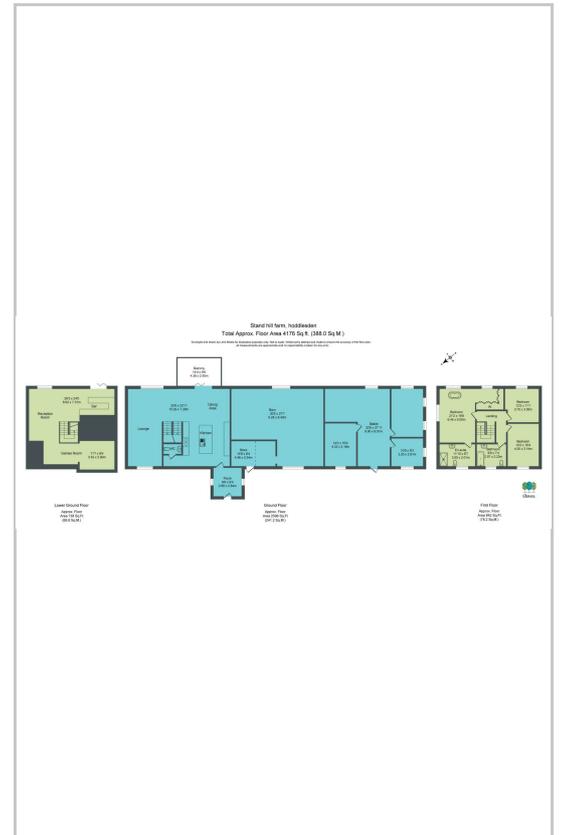
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Intercom: The intercom is GSM meaning it works globally

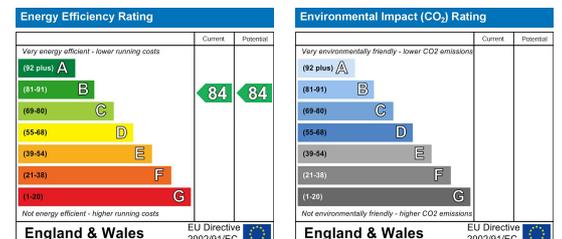
## Area Map



## Floor Plans



## Energy Efficiency Graph



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