PROCTORS
ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Coach House, Glendene Park, Clayton Le Dale, BB1 9JQ

£850,000

A most impressive, detached period property, enjoying a private, gated plot in this exclusive cul-de-sac, conveniently situated for the surrounding towns of Whalley, Clitheroe and Blackburn. It has easy access to rail and road commuter routes to the immediate area and further over the Northwest region. There are well-sought-after primary and secondary schools within the local area.

This unique house has undergone extensive refurbishment and improvement recently with care to retain its original charm and character while providing contemporary living accommodation, ideal for the larger family. There are 5 double bedrooms, a family bathroom, 2 en suite shower rooms and a ground floor cloakroom with a shower. It has a superb fully fitted breakfast kitchen with additional dining area, a separate utility room and 2 separate receptions.







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The highlight is the magnificent reception hall with its wood burning stove, in brick fireplace and its sweeping staircase to the galleried first floor landing.

There has been recent upgrades to the windows and doors, kitchen, central heating and electrics as well as roof improvements.
Externally, the property has a gated forecourt with electric gates and parking for several vehicles. The private rear garden (80x56') is ideal for entertaining with its large and canopied flagged patio, lawned areas and stone wall boundaries.

In our opinion this is a fabulous property, ideally suited for the larger family. It is in a sought-after residential area and viewing is highly recommended to fully appreciate.











TENURE
We have been advised that the property is freehold

GRAND ENTRANCE HALL
21' x 20' 9" (6.4m x 6.32m) Hardwood double glazed front entrance door, wood flooring, double doors, wood burning stove in brick fire place, sweeping open staircase, 4 radiators, 2 velux double glazed windows, vaulted ceiling with exposed beams, under stairs storage cupboard

CLOAKROOM/SHOWER ROOM
6' x 5' 4" (1.83m x 1.63m) Walk in shower, wash basin, WC, chrome radiator, 3 windows

LOUNGE
20' 10" x 17' 3" (6.35m x 5.26m) Living flame gas fire, 2 radiators, PVC double glazed french doors to rear garden/entertaining area, double doors to hallway

SITTING ROOM
16' 6" x 15' (5.03m x 4.57m) Feature fire place, radiator, laminate floor

SUPERB FULLY FITTED BREAKFAST KITCHEN
23' 8" x 11' 5" (7.21m x 3.48m) Full range of wall and floor units, drawers, granite work surfaces, Neff appliances inc 3 ovens, microwave, induction hob + 2 plate gas hob, ceiling hung extractor, dishwasher, stainless steel twin bowl sink and drainer, spotlighting, breakfast bar, waste disposal, tiled floor, 2 radiators

DINING AREA
11' 10" x 7' 2" (3.61m x 2.18m) Radiator, PVC double glazed windows + french doors, 2 velux double glazed windows

UTILITY ROOM
14' 7" x 11' 7" (4.44m x 3.53m) Wall and floor units, stainless steel sink drainer unit, PVC double glazed window and door, plumbed for washer, water filter, radiator with cover, gas fired central heating boiler unit

Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	55

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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FIRST FLOOR LANDING
Galleried landing, 2 radiators, laundry cupboard

BEDROOM 1
17' 7" x 15' (5.36m x 4.57m) Radiator, PVC double glazed window, loft access

BEDROOM 2
16' 9" x 11' 7" (5.11m x 3.53m) Fitted mirrored wardrobes, radiator, PVC double glazed window

EN SUITE SHOWER ROOM
6' 6" x 5' 11" (1.98m x 1.8m) Walk in shower, wash basin, WC, chrome radiator, tiled walls

BEDROOM 3
15' 5" x 14' 6" (4.7m x 4.42m) Radiator, PVC double glazed window, laminate floor, loft access with pull down ladder to boarded loft with light

EN SUITE SHOWER ROOM
8' 7" x 5' 11" (2.62m x 1.8m) Walk in shower, WC, wash basin, chrome radiator

BEDROOM 4
15' x 11' 10" (4.57m x 3.61m) Radiator, PVC double glazed window, laminate floor

BEDROOM 5
14' 7" x 11' 8" (4.44m x 3.56m) Radiator, PVC double glazed window, laminate floor

FAMILY BATHROOM
10' 10" x 8' 6" (3.3m x 2.59m) Panelled bath, walk in shower, twin wash basins, WC, Velux double glazed window, chrome radiator, fully tiled walls, spotlighting

INTEGRAL GARAGE
21' x 15' (6.4m x 4.57m) Used as home gym, sauna, bi-folding doors to front

OUTSIDE
Large front driveway with wrought iron entrance gates, parking for several vehicles and stone chipped side area

Rear garden (80x56') inc large canopied patio / entertaining area , flagged and lawned areas with stone wall boundaries - timber shed

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.





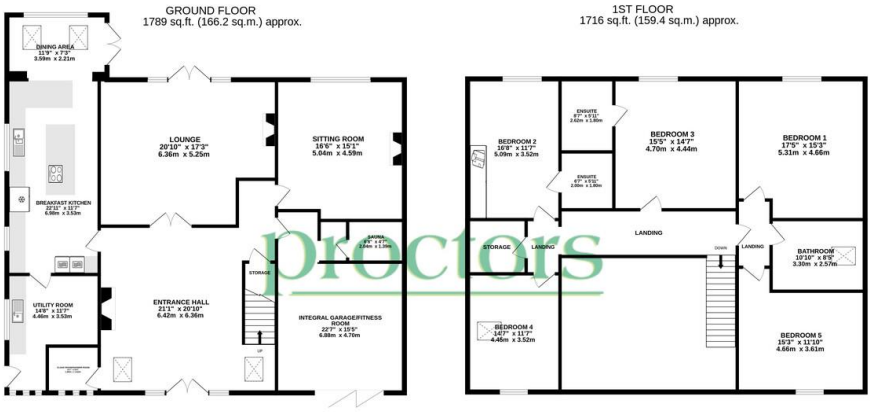






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THE COACH HOUSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 3208sq.ft. (298.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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