



Astley Bank

Darwen, BB3 2QB

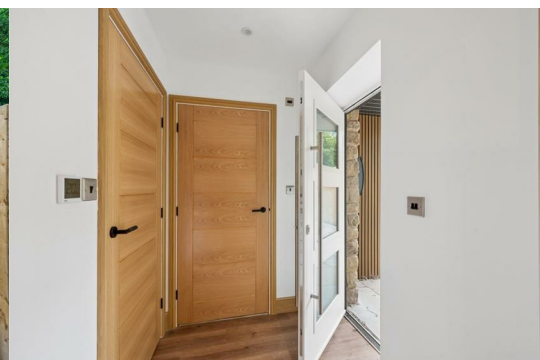
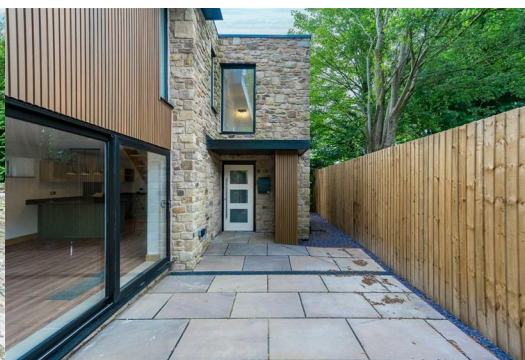
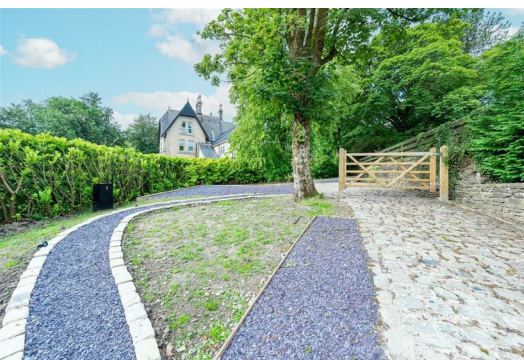
Offers around £475,000



Occupying a secluded position within one of Darwen's most prestigious residential settings, Cobblestones is an exceptional architect-designed home that effortlessly combines striking contemporary design, energy-efficient technology and outstanding craftsmanship. Individually commissioned and newly constructed, this bespoke residence offers a rare opportunity to acquire a truly one-of-a-kind home, nestled amongst the mature trees and distinguished homes of Astley Bank.

Constructed from natural random stone with contrasting timber-clad elevations, the property immediately makes an architectural statement. Inspired by Grand Designs-style living, the home features clean contemporary lines, extensive glazing and light-filled interiors, creating a seamless connection between the living spaces and the landscaped outdoor terraces.

The accommodation centres around an impressive 29ft open-plan kitchen, dining and living space. The bespoke kitchen boasts sleek handleless cabinetry, quality worktops and a peninsula breakfast bar, flowing effortlessly into the spacious living area where large sliding doors open directly onto the Indian stone patio—perfect for entertaining and modern day-to-day living.



Living Quarters

A contemporary entrance hall creates an immediate impression of quality with oak internal doors, modern décor and a stylish cloakroom/WC. The accommodation opens into an exceptional open-plan kitchen, dining and living area extending to almost 30 feet in length, designed as the true heart of the home. The bespoke kitchen incorporates an extensive range of contemporary handleless units complemented by contrasting work surfaces, fully integrated appliances including Quooker hot water tap and a peninsula breakfast bar, offering both practical workspace and informal dining. The spacious living and dining area provides excellent flexibility for modern lifestyles, enhanced by Lvt flooring, a striking open-tread oak staircase with glass balustrade and full-width sliding aluminium doors opening directly onto the landscaped patio. A useful utility room provides additional storage and laundry facilities, whilst housing the property's highly efficient air source heat pump system.

Beds & Bathing

The first floor continues the contemporary theme with a bright landing leading to two exceptionally generous double bedrooms. The principal bedroom enjoys excellent proportions together with a luxurious en-suite shower room, beautifully finished with contemporary porcelain tiling, modern vanity furniture and a large walk-in shower.

The second double bedroom also benefits from its own stylish en-suite shower room, making the property ideal for guests, professional couples or those seeking flexible accommodation. Large feature windows throughout frame attractive leafy outlooks whilst allowing natural light to flood the accommodation.

Gardens & More

Cobblestones occupies a mature and secluded plot approached via a traditional cobbled driveway leading to private off-road parking behind a timber five-bar gate with an additional overflow stone shingled driveway allowing ample off road parking for the lucky owners and their guests. The front gardens have been landscaped with mature trees, stone edging and slate beds, complementing the property's natural surroundings.

Extensive Indian stone terraces provide an excellent space for outdoor dining and entertaining, with large sliding doors creating a seamless extension of the living accommodation. Natural stone retaining walls, feature boulders and established planting enhance the contemporary landscaping, whilst pathways provide access around the property. The combination of mature greenery and quality stonework creates a peaceful and highly private outdoor environment requiring minimal maintenance.

Location

Astley Bank is widely regarded as one of Darwen's most desirable residential addresses, characterised by its collection of individual homes set within mature leafy surroundings.

The area offers an attractive balance between peaceful residential living and excellent convenience, with Darwen town centre, local amenities, well-regarded schools and transport links all within easy reach. The nearby motorway network provides straightforward commuting throughout Lancashire, Manchester and beyond, whilst surrounding countryside offers an abundance of scenic walks and outdoor pursuits.

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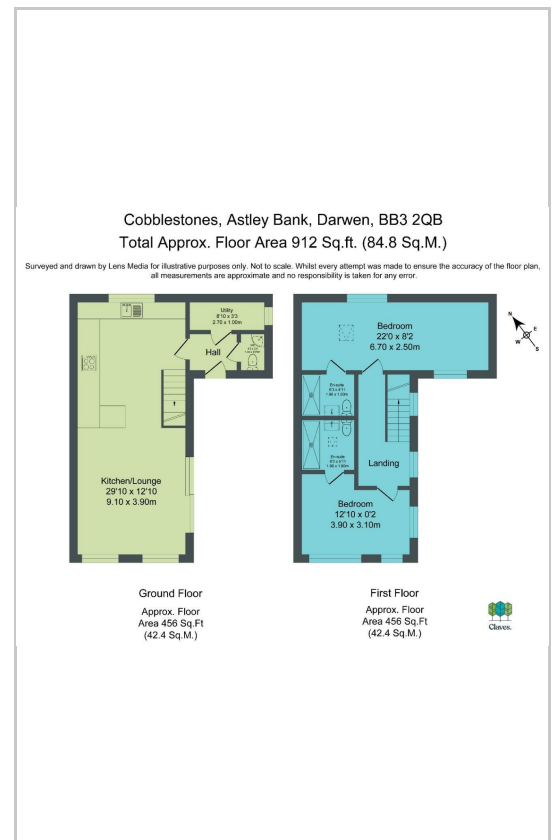
Claves.

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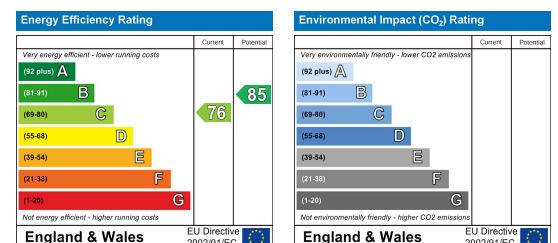
Area Map



Floor Plans



Energy Efficiency Graph



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