



Blacksnap Road

Darwen, BB3 3PN

Offers around £260,000



With panoramic countryside views, beautifully refurbished interiors full of character and style, and a quaint landscaped garden, this two-bedroom cottage is truly picture perfect. Rare for a property of this style, the home also benefits from private parking for two cars and a large garage complete with an EV charging point.

The accommodation briefly comprises an entrance porch and hallway, an open plan living room with lounge and dining area, an integrated kitchen, two bedrooms (including an en-suite to the master), and a main bathroom. A cohesive interior design theme runs throughout – fresh, bright, and neutral, complemented by cosy, rustic country charm.



Living Space

A welcoming front porch, featuring an apex window, exposed stonework, and built-in storage, leads into a striking double-height galleried entrance hall. Here, a newly laid stone tiled floor adds both practicality and an immediate sense of the home's rustic country style. Additional storage is cleverly incorporated beneath the staircase, along with plumbing for a washing machine – a clear example of the home's thoughtful and practical design.

Upstairs, the main living space has been thoughtfully positioned on the first floor to fully appreciate the far-reaching scenic views.

The open plan living room offers an impressive sense of space, enhanced by part-vaulted ceilings and exposed oak beams, whose rich tones contrast beautifully against the crisp white walls. Floor-to-ceiling apex windows to both the front and rear perfectly frame the surrounding countryside, flooding the room with natural light and creating a bright, airy atmosphere. A gas fire set within a stone fireplace provides a cosy, traditional focal point.

Just off the living area, the fully integrated kitchen is both stylish and functional, featuring a five-ring gas hob with extractor hood, electric oven, dishwasher, inset sink with flexi-tap, and fridge-freezer. Overhead oak beams continue the characterful theme, complemented by solid oak worktops and fresh white shaker-style cabinetry. An additional apex window ensures you can enjoy the views even while washing up.

Bedrooms & Bathroom

The master bedroom is a generous double, featuring exposed beams and a stylish feature wall. It also benefits from a contemporary three-piece en-suite, comprising a walk-in shower with tiled surrounds, a feature wash basin set on an oak stand, and a WC.

The second bedroom is well-proportioned and versatile, capable of accommodating a double bed if required. However, it is ideally suited as a spacious single room or, as currently arranged, a multifunctional guest bedroom and home office.

The main bathroom is presented to equally stylish standards and excellent condition as the rest of the home, featuring a stone tiled wall above the bath, alongside an integrated basin, WC and storage unit.

Outside Space

The garden has been thoughtfully landscaped to retain its charming countryside cottage aesthetic while introducing a fresh, contemporary feel. It provides a peaceful setting, perfect for enjoying barbecues and socialising on warm summer days, with the added option for gardening enthusiasts to make the most of the space.

The 3.5 x 7m garage, complete with an EV charging point, offers excellent functionality, featuring fitted internal shelving and a mezzanine level to maximise storage. Two private parking spaces further enhance practicality – one positioned in front of the garage and the other in front of the garden.

Location

Blacksnape Road offers the best of both worlds – a peaceful semi-rural setting on the edge of Hoddlesden village, while still benefiting from excellent connections to surrounding towns and amenities. Blackburn and Darwen lie to the north, with Edgworth and Bolton to the south, ensuring convenient access to everyday essentials.

Hoddlesden itself offers a welcoming village lifestyle, with local highlights including the popular Ranken Arms gastropub, a village store and deli, and the highly regarded St Paul's CE Primary School. For outdoor pursuits, a range of countryside walks and trails are right on your doorstep, while the award-winning Moorview Equestrian Centre is just moments away for those with equestrian interests.

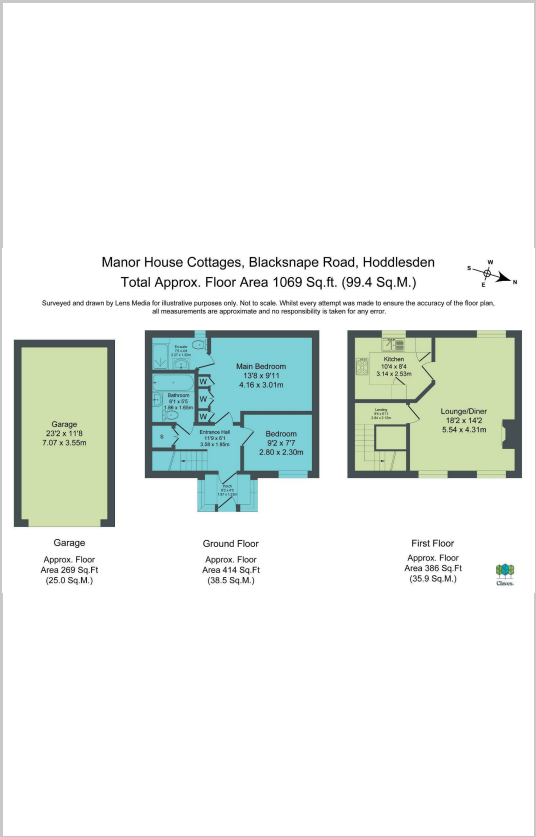
Key Details

- Tax band: C
- Tenure: Freehold
- Heating: Gas boiler and radiators, connected to Google Nest thermostat
- Boiler: Worcester combi, installed new in 2026, in the kitchen
- Water: On a meter

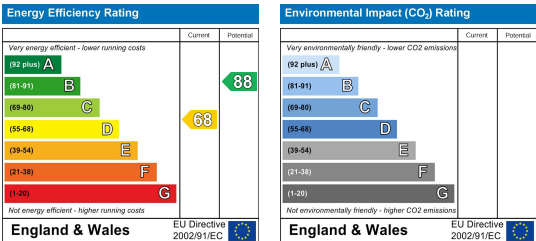
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.