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'HEATHERBY' ASTLEY BANK

£725,000

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Set within one of Darwen's most sought-after enclaves, 'Heatherby' is a substantial period residence once owned by the mayor of Darwen, offering around 3,729 sq ft of characterful accommodation, wrapped by mature, tree-lined gardens and rich with ornate original features.

Behind its handsome façade, the home provides a rare blend of grandeur and practicality: four generous bedrooms, five reception rooms for entertaining family life, open dining kitchen and an abundance of retained detailing that gives the house its stately feel - think impressive proportions, elegant joinery and the kind of craftsmanship you simply don't find in modern builds. The property benefits from a luxury four piece bathroom suite & two separate WC's. There are also several cellar rooms for storage along with a large garage linked through the cellars.

Externally the property is sat on a generous plot, with surrounding garden space and ample parking, with two separate private entrances.

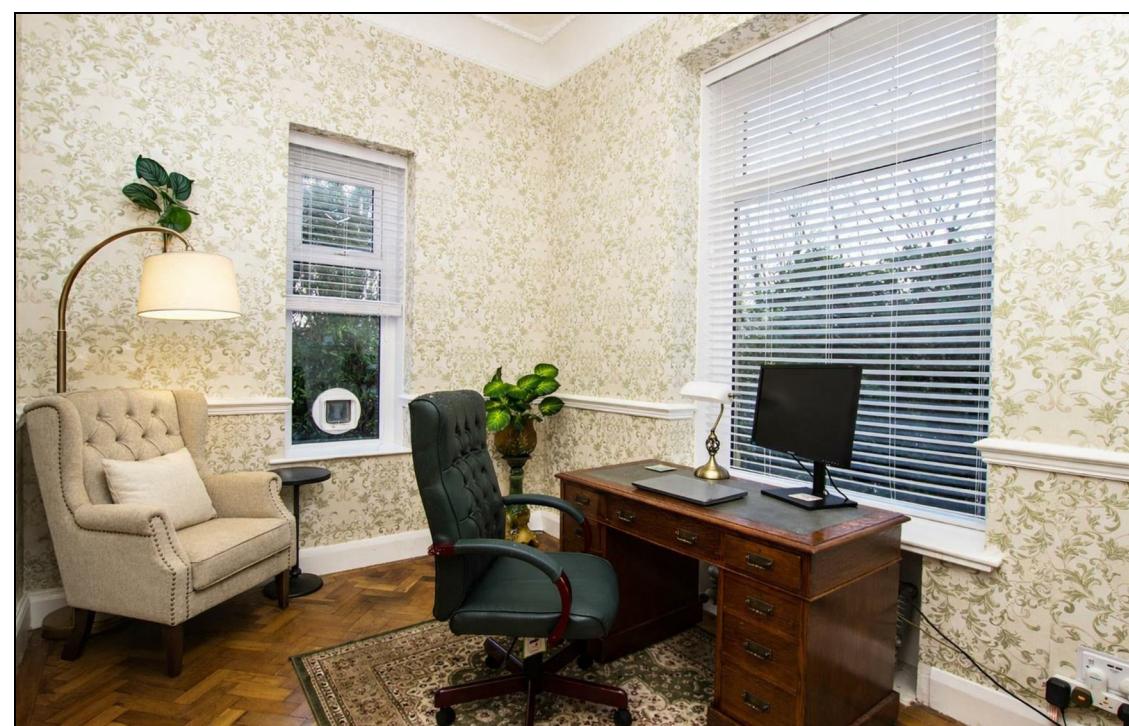
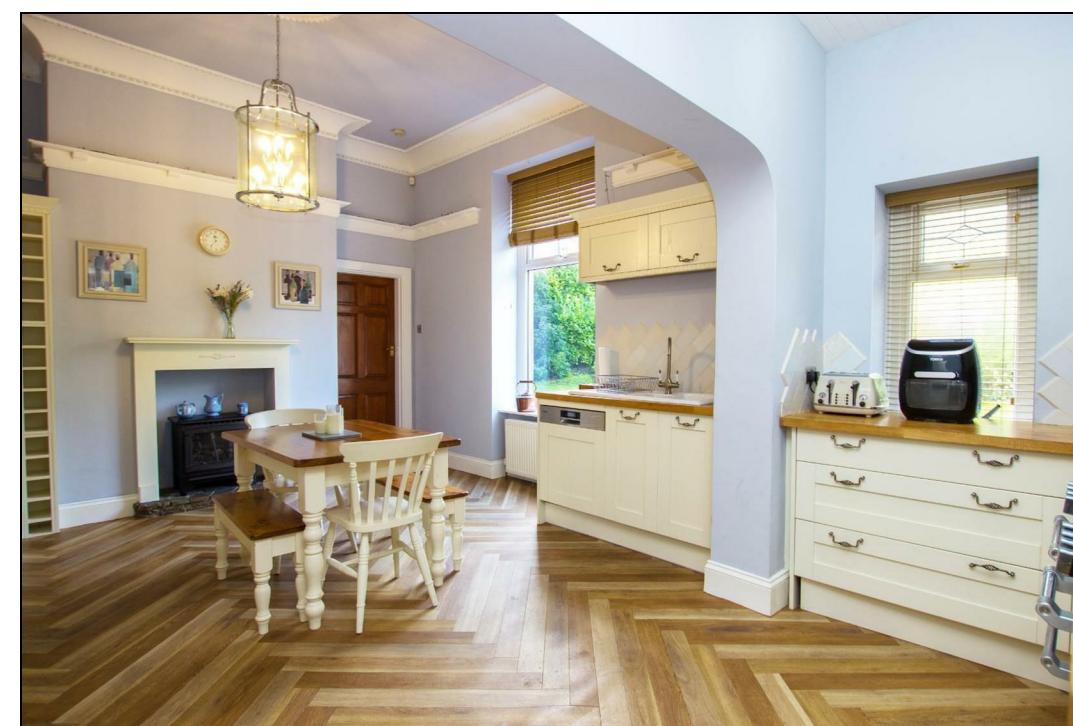
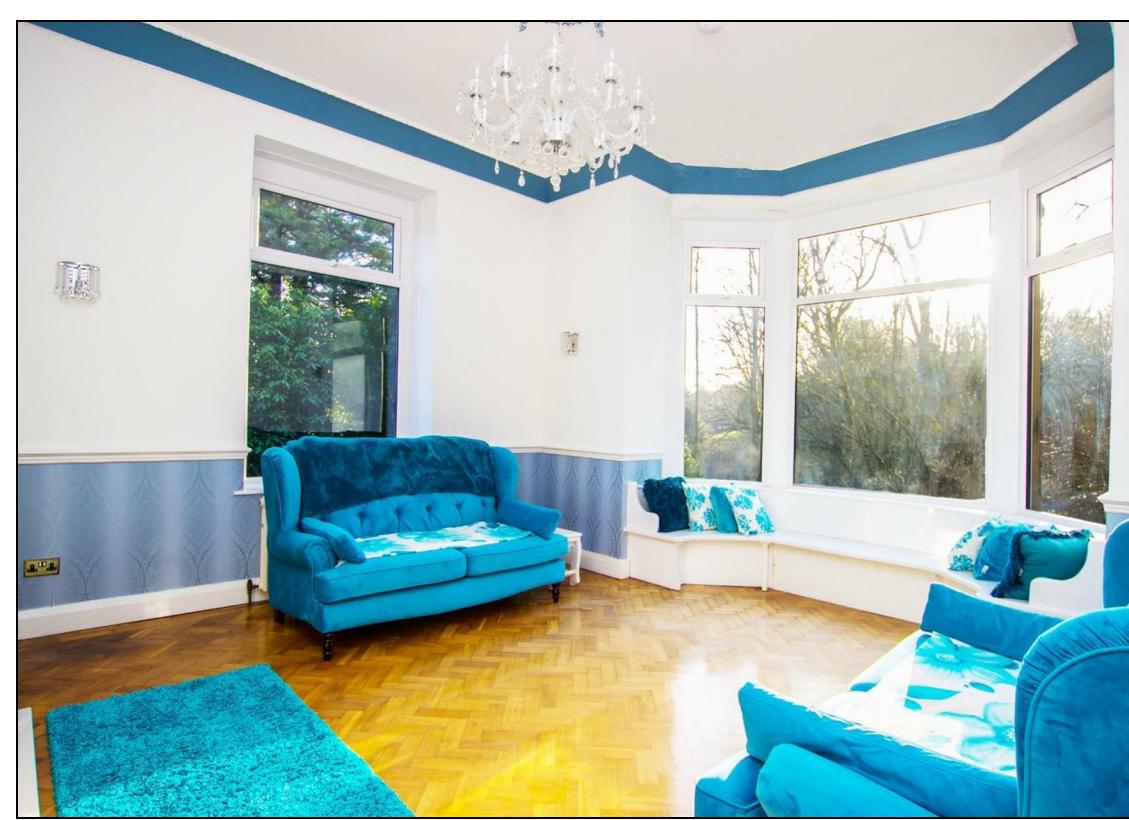
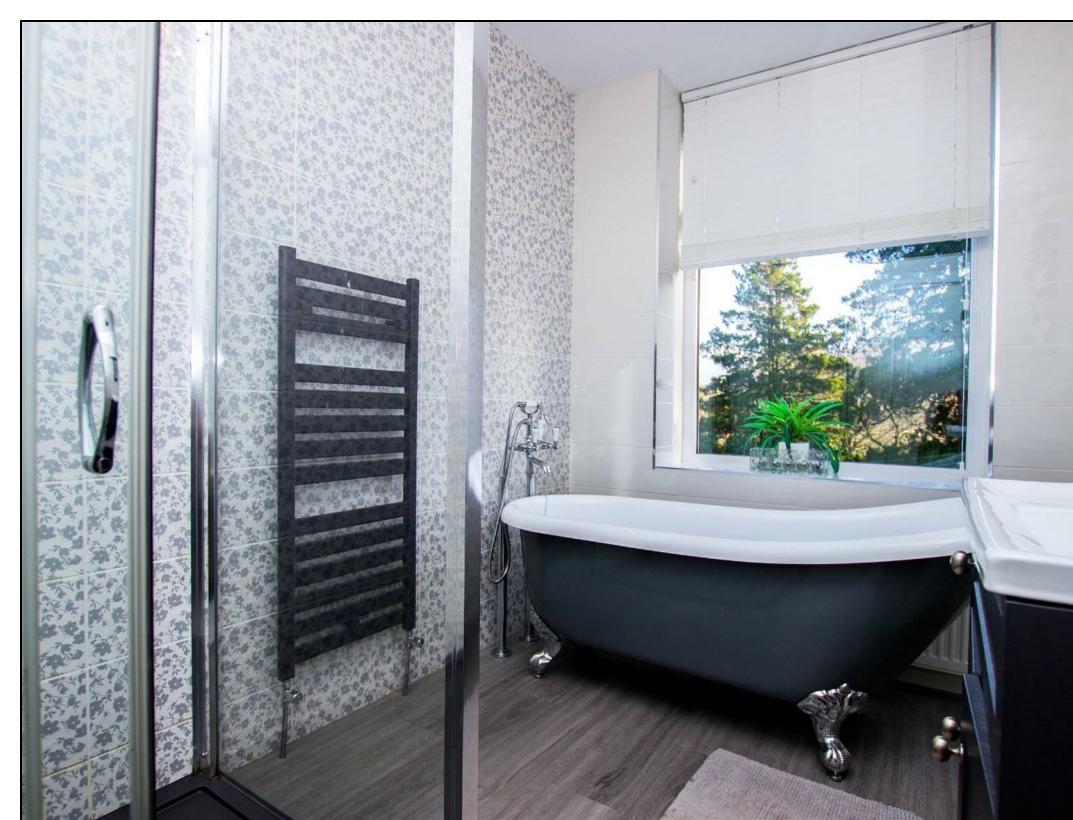
A little history.. Astley Bank developed as a small set of high-status homes in the Victorian period & its noted the property was built in 1867. That heritage explains the home's grand scale and architectural detailing intended for formal entertaining as well as family life.

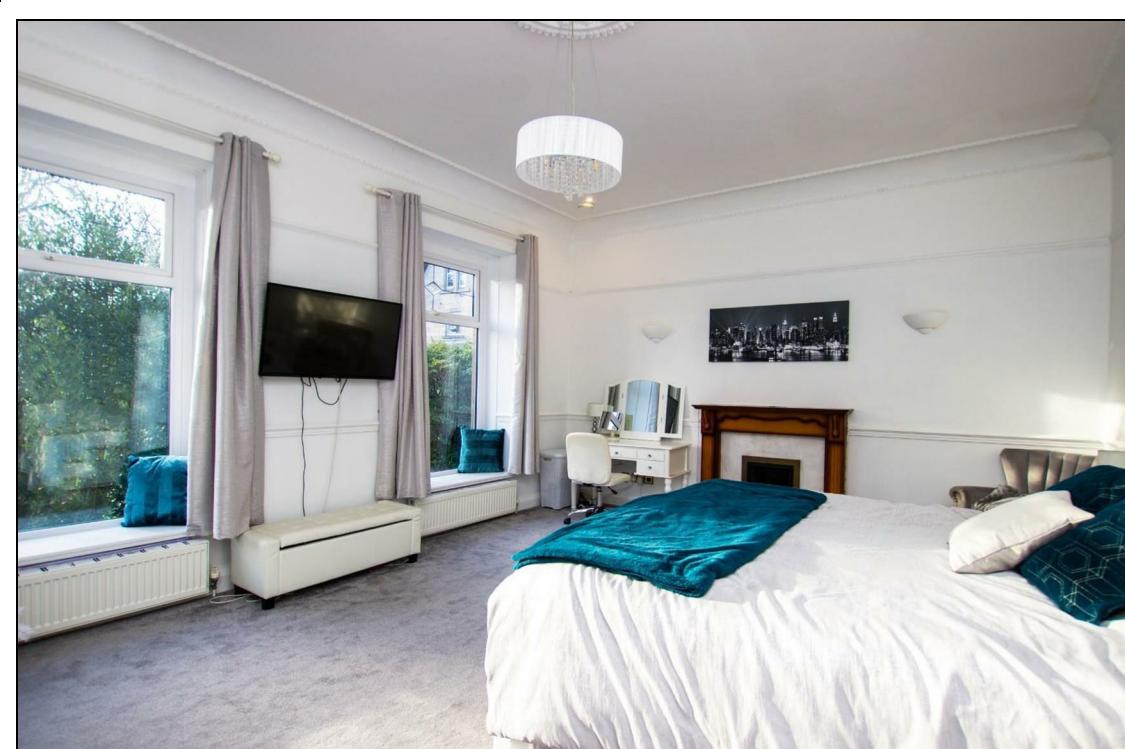
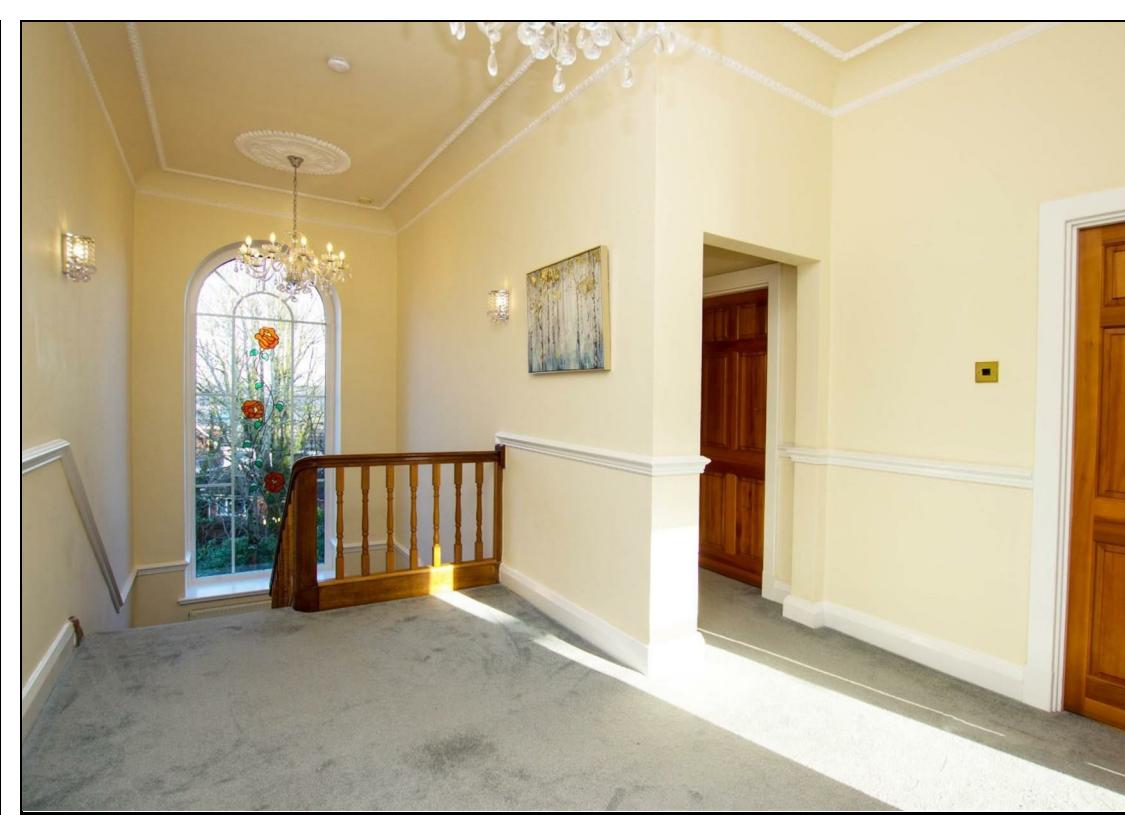
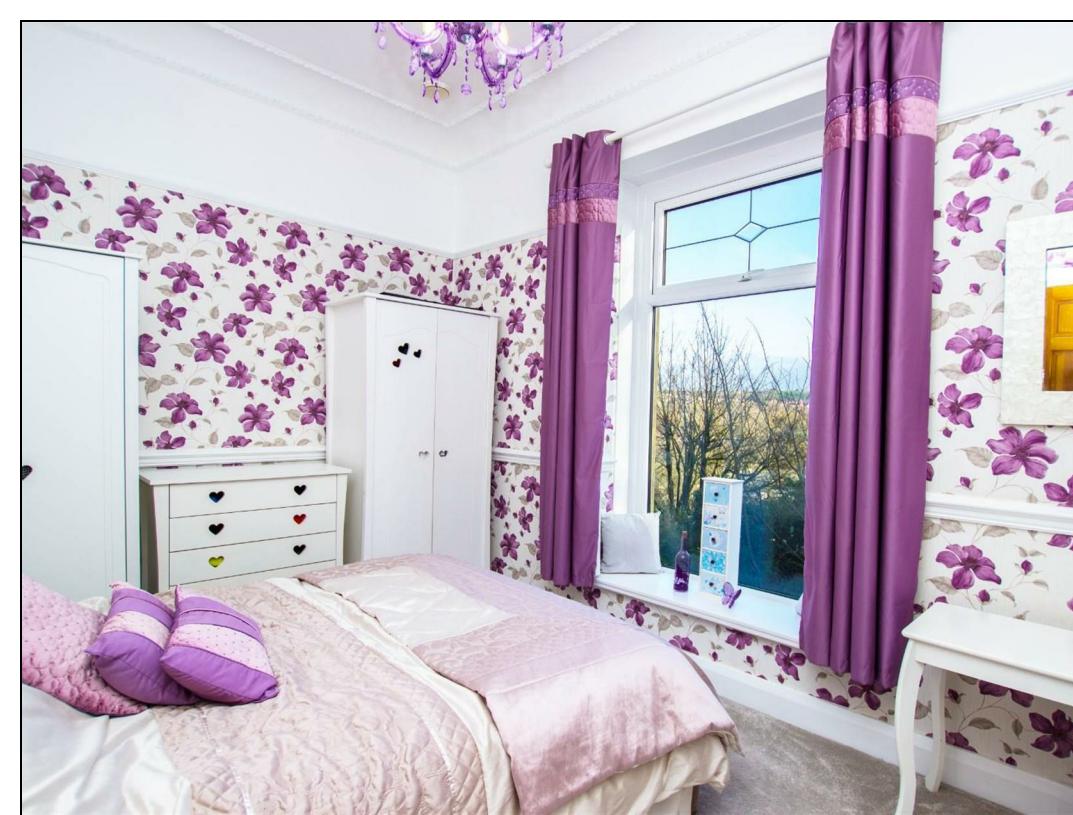
OUR THOUGHTS - *'Sold with no onward chain, 'Heatherby' is ideal for buyers seeking a seamless move into a distinctive, one-of-a-kind family home that is super rare. At an estimated £195 per sq ft this is excellent value for money in a premium location'*

KEY FEATURES

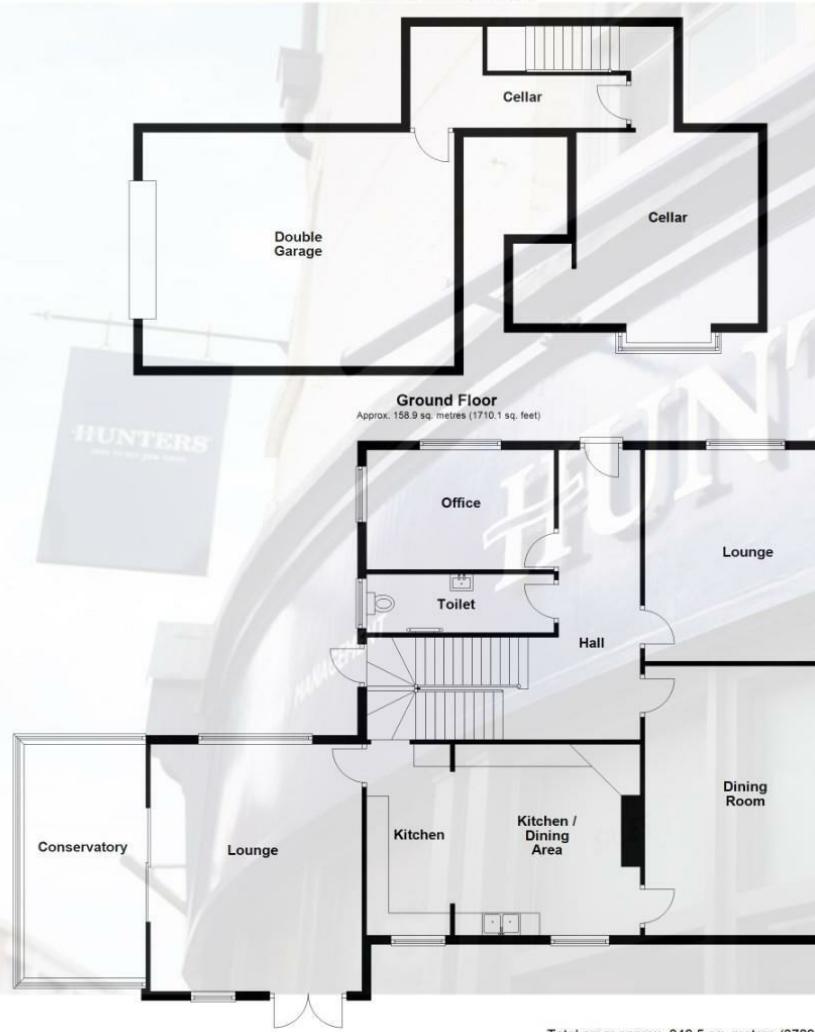
- Detached Stately Home
- Four Bedrooms
- Five Reception Rooms
- Desirable Location
- No Onward Chain
- Beautiful Finish Throughout
- Super Rare Opportunity



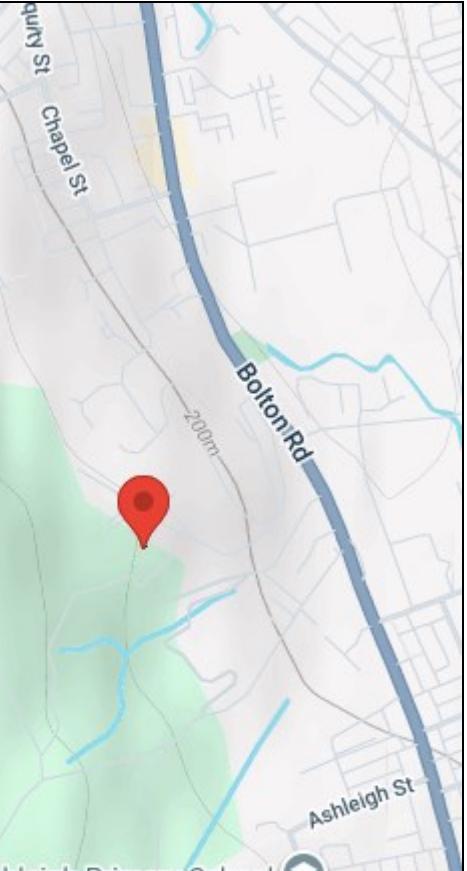




Cellar & Garage
Approx. 71.0 sq. metres (763.8 sq. feet)



First Floor
Approx. 116.7 sq. metres (1255.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	68	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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