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# 'HEATHERBY' ASTLEY BANK

£725,000



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.

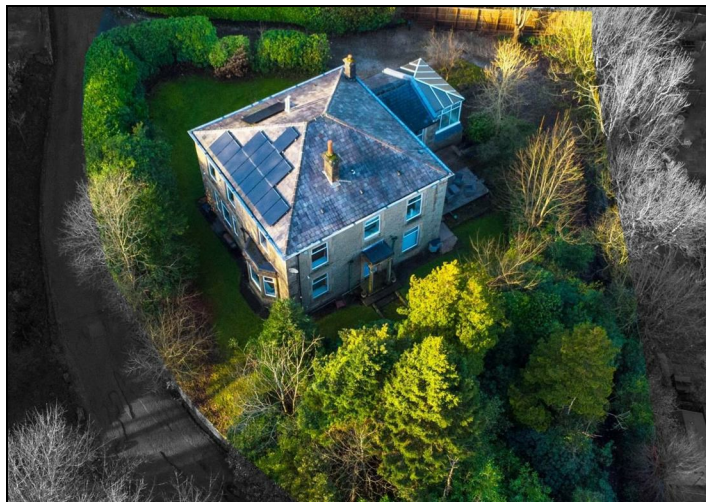
Externally the property is sat on a generous plot, with surrounding garden space and ample parking, with two separate private entrances.

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



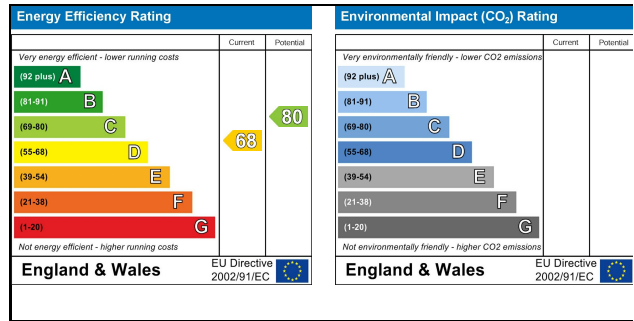
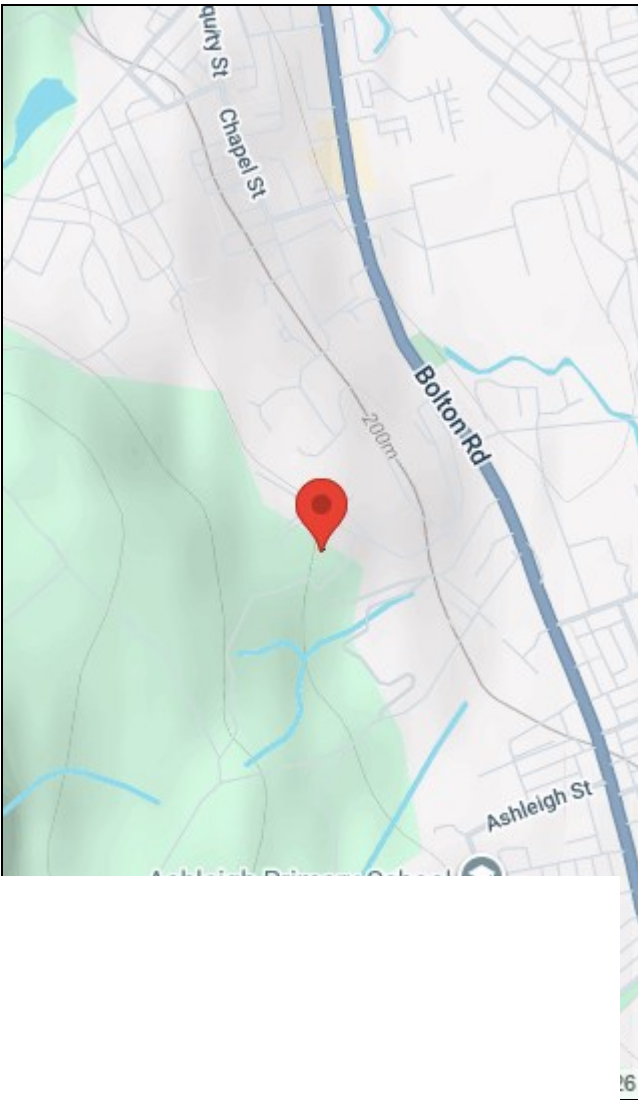
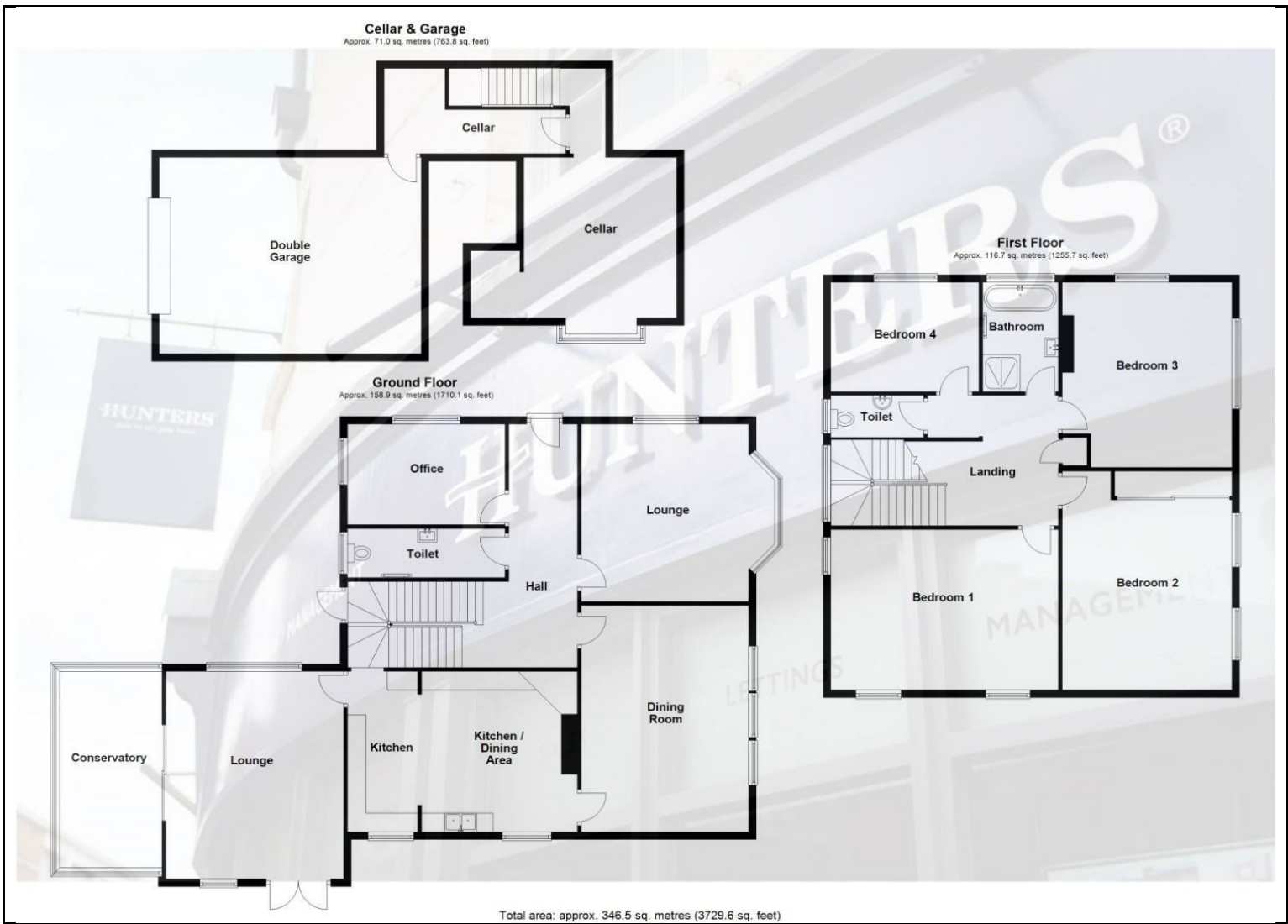












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