



Pickup Bank, BB3 3Q0

Offers around £425,000



Sugarfield Cottage is a tastefully renovated stone property in Pickup Bank, Darwen, with breathtaking panoramic views of the surrounding countryside. The home has been substantially extended and redeveloped to create an impressive eco-home which retains the charming countryside character while boasting a rare energy efficiency rating of A, and an even rarer score of 100. The home is deceptively spacious with over 2,000 sq ft of accommodation, presented in excellent condition both inside and out, with contemporary interiors that complement the beautiful stonework and rural setting. It is a fantastic choice for families and homebuyers in search of a quieter life in the countryside, with easy access to the national motorway network and variety of amenities in Darwen and nearby villages.

A brief overview of the ground floor accommodation includes an entrance hall, open plan living room comprising kitchen, dining and sitting area, a traditional front sitting room/lounge, TV/play room, home office, downstairs shower room, rear entrance/boot room, and utility. Upstairs the landing connects three large double bedrooms, the master with an en-suite and dressing room, and the second bedroom with an en-suite too. Also on the first floor is the family bathroom and large storage closet. Externally is an easy-maintenance rear garden with spectacular views, and private parking for three to four cars depending on size.



## Living Space

A bespoke oak staircase and spacious entrance hall gives an attractive first impression the moment you step inside. The living space at Sugarfield Cottage is generous and well configured for family life, with three very practical spaces, from the open plan living area to the main sitting room and an additional TV/play room.

The open plan living area is the social heart of the home where cooking, dining and relaxing converge in one convenient open space. Boasting scenic views through large floor to ceiling windows, it is bright and airy too - the perfect spot to enjoy your morning coffee while appreciating the far-reaching views. The dining area features banquet seating, and the contemporary country kitchen is fitted with a variety of integrated appliances, including an oven, four-ring hob with concealed extractor hood, microwave, dishwasher, and double Belfast sink with complementary feature tap. Traditional cabinetry, an oak worktop, and metro-tiled splashbacks complete the countryside aesthetic.

The sitting room is a super cosy space with an imposing stone fireplace which houses a large log burner, ideal for sinking into the sofa with loved ones on cold wintery evenings while the crackling fire gives a warming glow.

The TV/play room is a valuable addition for family life, providing handy extra space for the kids. It would alternatively be suitable as a studio or home gym if desired, and could also be a fourth bedroom - particularly practical with its close proximity to the downstairs shower room. Whatever your choice, it's a valuable room which gives versatility in its use.

## Practical Aspects

Providing extra practicality, the property also features a home office with superb views, downstairs shower room with WC, utility room, and a rear entrance hall/boot room which is ideal for muddy boots and wet paws after strolls in the neighbouring countryside.

## Bedrooms & Bathrooms

The generous proportions continue upstairs where a gallery landing connects the bedrooms and bathrooms. Three bathrooms accompany the three large bedrooms, ensuring there's ample space for all.

The master bedroom is an impressive space with large windows framing amazing scenic views - you can even see the sea on a clear day! The already large bedroom feels even more luxurious with a step down into the dressing room, leading further into the four-piece en-suite, comprising a freestanding feature bathtub, walk-in corner shower with tiled surrounds, feature wash basin and WC.

The second and third bedrooms are also generous double sizes, with the second benefitting from a three-piece en-suite, featuring a walk-in shower, wash basin and WC.

The family bathroom continues the stylish blend of modern and character interior design, with wall panelling and neutral tiling around the bath with shower over. A vanity basin and WC complete the three-piece suite.

## Outside Space

In addition to the private parking at the front of the home, Sugarfield Cottage has a tranquil garden to the rear overlooking the neighbouring open field and scenic surrounds. Grounded in golden shale, it complements the stone and makes it easy maintenance year-round. Owing to its south-westerly orientation, it's a lovely private suntrap where you can enjoy gorgeous sunsets over Darwen Tower.

## Location

Sugarfield Cottage is a suitable choice for those in search of a quieter, rural lifestyle without being far from the convenience of neighbours and amenities. As well as the peace and quietude of the countryside setting, the nearby village of Huddlesden gives access to a selection of amenities, notably an Ofsted-rated outstanding primary school and a well-regarded gastropub called The Ranken Arms, in addition to a local deli and village store. Darwen and Blackburn offer a greater selection of amenities to the north, as does Bolton to the south. Motorway access is easy for commuting via junction 5 of the M65, and Darwen train station offers a direct line into Manchester.

## Excellent Energy Efficiency

The current owners have invested significantly in this property, creating a rare home which is characterful yet benefits from modern practicality. The original house has been fully framed and insulated, and the extended aspect has cavity wall insulation with additional insulated plasterboard. The floors are also insulated and there is underfloor heating throughout. All the windows are triple glazed, and the insulated roof was installed new in 2019, with a 6.5kW solar system that benefits from a feed-in tariff. The heating is powered by an air source heat pump, which was also installed new in 2019.

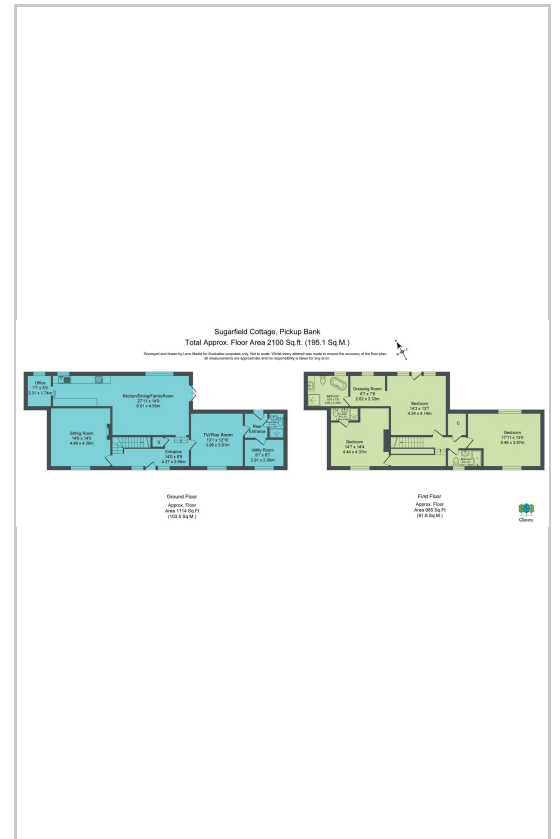
## Key Details

- Tax band: C
- Tenure: Freehold
- Security: CCTV
- Drainage: Septic tank
- WiFi: Cat6 installed throughout
- Heating: Underfloor heating and a pressurised water tank system
- Viewings: Please contact our office for directions

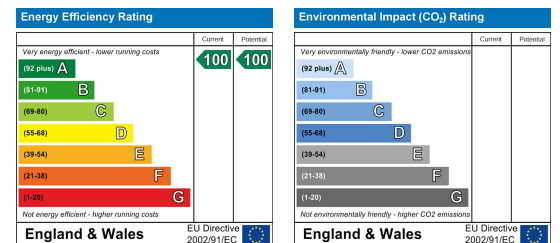
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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