



Whittlestone Head

Darwen, BB3 3RS

Offers in the region of £1,300,000



Situated in the quaint rural hamlet of Whittlestone Head, with extensive landscaped gardens and approximately six acres of land, this generous detached and extended stone property offers the best of countryside living. Its location between Bolton and Darwen means there's the convenience of plenty of amenities within a short drive, with easy access to the motorway network too.

A brief overview of the main property includes a central entrance hall, living room, multifunctional family and dining room, kitchen and breakfast room, utility, downstairs WC, porch, four large double bedrooms with two en-suites, and a family bathroom. The main property is accompanied by four/five useful outbuildings, comprising a double garage attached to an annex style office building, summerhouse, a large shed and a greenhouse.



Character & Lifestyle

Higher Whittlestone Head Farm is presented in immaculate condition throughout. The modern finishes and top-quality interiors are tastefully matched with an unmistakable countryside aesthetic, with an array of solid oak and exposed stone throughout the home. With large rooms throughout, totalling over 2,800 sq ft of accommodation in the main property alone, this home offers an excellent amount of room for super spacious living, and is highly suitable for modern family life. If you are in search of a luxurious turnkey countryside retreat, offering a wonderful combination of style, practicality, and rural tranquillity, this property could be for you.

Living Space

The entrance hall gives you the first impression of the large proportions, and its exposed stone walls with oak floor and complementary bespoke oak staircase create a rustic warmth.

The main living room is situated to the left of the hall, and due its fantastic size it offers several seating areas, with high quality sliding doors and patio doors opening onto two separate patio areas. The stone chimney breast and original oak beams add to the character, and the multifuel burner provides a cosy warming glow.

On the opposite side of the hall, the family lounge and dining area continue the charming character and practical appeal, with another log burner and multifunctional space. Another substantial sitting area can be enjoyed here – an ideal spot for the kids – and the room is adjacent to the kitchen, making it well-suited for use as a dining area too.

The kitchen spans the full depth of the original property, giving ample space for even the largest of families. Stylish textured porcelain tiles are featured on the floor, complementing the beautiful solid granite worktop and modern cabinetry, which houses a range of Neff integrated appliances, including a five-ring gas hob and extractor hood, two full size ovens, microwave, and dishwasher. Other practical features include an inset Franke sink with swan-neck flexi tap, breakfast bar with seating for two, and a variety of storage options. There is also an allocated space for an American-style fridge-freezer.

Off the kitchen is a large utility room, where the high quality of the kitchen design continues, featuring granite worktops, premium German kitchen units, a Franke sink and tap and porcelain tiles. There's heaps of extra storage and worktop space, as well as an extra freezer, and plumbing for the washer and dryer. The utility also has ample space for a table and chairs, as well as an external access door, giving it versatility in use. It would be handy to use it as a boot room too – a place to keep muddy boots and wet paws after strolls in the surrounding countryside.

Further practical aspects on the ground floor include a porch for extra storage, and the downstairs WC which is fully tiled with Villeroy & Boch sanitaryware and Hans Grohe brassware – a high-quality finish which is also found in each of the bathrooms upstairs.

Bedrooms & Bathrooms

Ascending the beautiful bespoke oak staircase, the spacious landing features more exposed stone and solid oak flooring, connecting the bedrooms and bathrooms with a small corridor.

Like the living spaces, each of the four double bedrooms and bathrooms are presented in excellent condition where contemporary styling blends tastefully with countryside character. Each of the bedrooms also boast scenic views in all directions.

The master features a part-sloped ceiling which adds to the character, where Velux windows create a bright and airy ambience. Its 34 sq. m footprint provides oodles of space, and the fully tiled, modern three-piece en-suite includes a large walk-in shower, wall-mounted WC and basin. The second bedroom also features a three-piece en-suite of a similar design and finish. One of the other bedrooms is currently used as a home cinema, fully equipped with a high-definition Sony projector, screen, and Yamaha surround sound system.

Outside Space

In addition to the adjoining land, Higher Whittlestone Head Farm showcases extensive landscaped gardens which have evidently received as much love and care as the house. Immediately outside the property are two large, walled patio areas, offering plenty of space for outdoor dining, barbeques, and summer get-togethers with family and friends. There are also three well-kept lawns: one adjacent to the patios, one around the wildlife pond, and one at the front of the house. If you love spending time outdoors and being immersed in nature, the outside space here will be hard to beat!

From a practical angle, there are multiple areas for private parking with enough space for a whole fleet of cars, making this an ideal choice for those who have multiple cars or perhaps for those who need external space for a caravan, motorhome, or other lifestyle vehicles.

Outbuildings

Several outbuildings add even more lifestyle appeal and convenience for family life.

'The Barn' is a large room currently used as a substantial home office though it would suit a variety of uses, from guest accommodation to a home gym, the choice is yours. Its high ceilings and multiple windows give it a fresh, airy ambience, and it has its own central heating system with a combi boiler and radiators – the gas boiler is powered by LPG bottles.

The summerhouse aptly named 'Frog Cabin' is positioned next to the wildlife pond which is fed by a natural spring. Its decking area is a lovely spot to sit and enjoy the scenic views.

The double garage provides external storage, and there is an area of the plot specifically designed for allotment gardening, with two garden sheds, a Rhino greenhouse, and raised beds to grow fruit and vegetable.

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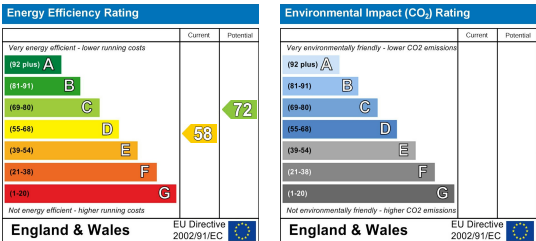
Area Map



Floor Plans



Energy Efficiency Graph



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