Claves.

Bury Fold Cottages

Darwen, BB3 2QE

Offers over £325,000

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Nestled within the scenic and peaceful leafy-green setting of Bury Fold, Darwen, at the foot of open countryside, this three-bedroom semi-detached cottage is a dream for those in search of a rural lifestyle without being too far removed from the conveniences of amenities and transport links. The house is presented in immaculate condition throughout, owing to significant recent investment from the current owners, while retaining the abundance of beautiful period character. A brief overview of the accommodation includes a large living room, dining room, kitchen, entrance vestibule, three bedrooms and a family bathroom. Externally the cottage benefits from gardens to both front and rear, as well as private parking for two cars.

Living Space

One of the most attractive aspects about this charming semi-detached cottage is the room sizes, which are considerably bigger than most! The main living room is a generous 7.3m long, spanning the full depth of the property from front to back which also means it has plenty of natural light streaming in from both sides. A stunning exposed stone feature walls holds the centre of this room and despite its cosy cottage character, there is a subtle sense of grandeur! Within the chimney breast sat atop a spacious hearth is a large log burner that is sure to pelt out warmth and give a cosy orange glow on cold wintery evenings. On warmer summer days, the French doors here open into the back garden and allow that desirable indoor-outdoor living.

Having only been recently installed, the kitchen is in pristine condition and was tastefully selected to complement the countryside feel, featuring shaker style cabinetry which complements the stylish Dekton worktop and the 'Shaws of Darwen' Belfast sink with brushed brass feature tap with instant boil functionality. Appliances include a Rangemaster cooker with five-ring gas hob, warming plate, two ovens, a grill, warming drawer, and matching extractor hood, plus an undercounter fridge, freezer and washer/dryer. Another practical aspect of the kitchen is the larder cupboard, and the part vaulted ceiling with remote-controlled Velux window continues the bright and airy feel.

The second reception room is also oozing with charming period character, featuring more exposed stonework and beams overhead. The current owners use this as a large study, though it would also be useful as a dining room adjacent to the kitchen.

Bedrooms & Bathroom

To the first floor are the three bedrooms and family bathroom. Like the living space downstairs, the accommodation is deceptively spacious considering its cosy cottage character. Two of the three bedrooms are good sized doubles with high quality contemporary wardrobes, and all three bedrooms boast lovely views overlooking the neighbouring woodland and open countryside. The third bedroom is currently used as a dressing area with an exercise bike and a good amount of eaves storage space; it would also be suitable as a handy home office!

Within the family bathroom is a fabulous, exposed stone feature wall which continues the charming character. It is presented in excellent condition, featuring tiled walls and a three-piece suite comprising bath with shower, and a traditional matching wash basin and WC which complements the period styling.

Outside Space

As well as the front yard which features a landscaped rock garden, there's a lovely walled cottage garden at the rear, featuring a substantial contemporary patio, two lawns and a handy garden shed. With nothing but open fields and mature woodland surrounding the property, it is a very tranquil spot where all you hear is the sound of birdsong – perfect for those who prefer a quieter life close to nature and the outdoors.

Location

At the foot of open countryside with beautiful leafy green surrounds while having the convenience of central Darwen within a short drive, this property provides a lifestyle where you benefit from the best of both worlds. There's a variety of good schooling, transport links, and amenities nearby, from country pubs and restaurants to staples such as supermarkets and retail areas. Darwen train station is easily accessible with routes direct to Manchester, plus motorway access is easy via the M65. The surrounding large towns of Bolton and Blackburn also provide an even greater variety of amenities.

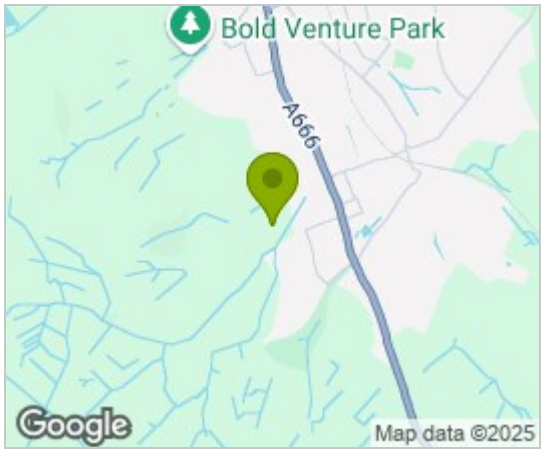
Recent Upgrades

The current owners advise the following upgrades were undertaken in the past three years: a new roof including soffits and fascias, new windows in places where required, a rear Rock barn-style door, maintenance and upkeep of the stone elevations, new log burner, new carpets, and of course the new kitchen as described previously.

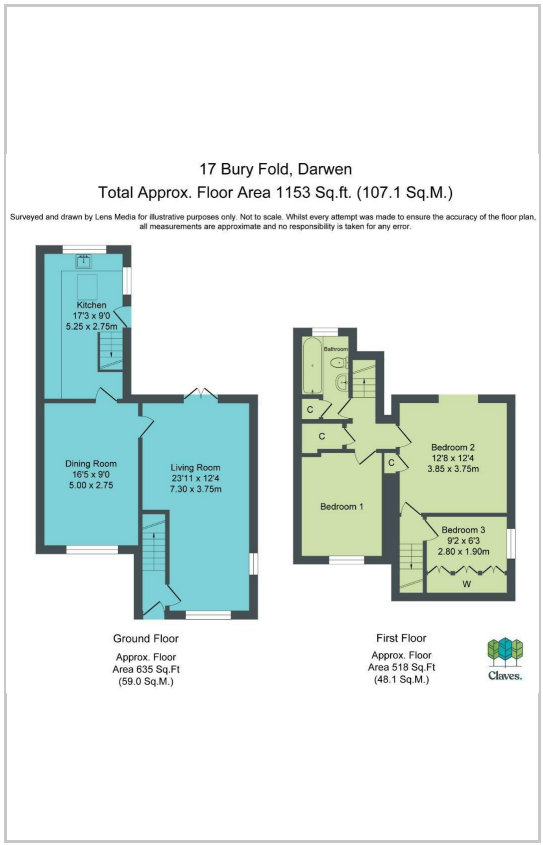
Specifics

The tax band is B.
The tenure is freehold.
The drainage is via a shared septic tank.
There is gas central heating with a Vaillant combi boiler located in the loft.
The water supply is from a freshwater borehole which is shared with the next-door neighbour; it is located in their detached garage.
The loft is boarded and insulated with a ladder and lighting.
The house is alarmed.
The property was originally two cottages (17 & 18 Bury Fold Cottages) which have been knocked through to create one larger property.
Please note that access to the property is via a single lane track through Bury Fold, off Bury Fold Lane.

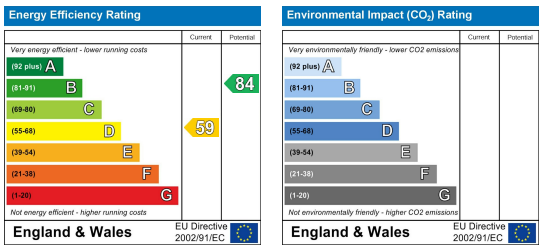
Area Map



Floor Plans



Energy Efficiency Graph



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