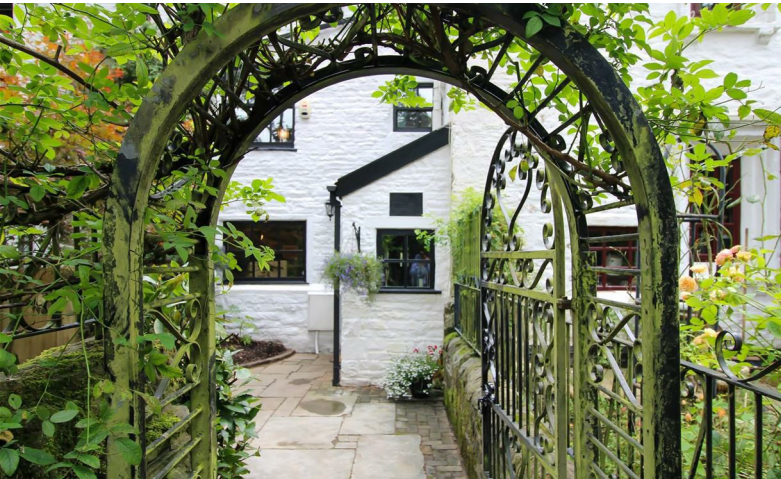


Claves.



£200,000

1 Whitehall Cottage, Park Road, Darwen, Lancashire, BB3 2LE

1 Whitehall Cottage, Park Road, Darwen, Lancashire, BB3 2LE

CLICK ON THE VIDEO TOUR! Whitehall (as the whole) is believed to be the oldest house in Darwen built in 1557. The area 'Whitehall' derives its name from the house which was constructed alongside the original pack road linking the settlements of the south to Lancaster. The house was (we understand) built by the De Houghton family of Houghton Tower as a hunting retreat. Whitehall has undergone many changes over its lifetime and is of such significance that it has been awarded grade 2 listed status. It has since been split into three properties.

As you would expect, the cottage has an abundance of character and upon arriving via the welcoming cottage garden you know you're in for a treat!! A rare example of features include exposed stone elevations, beamed ceilings, original internal stone mullion window to name a few. Accommodation over three floors briefly comprises of an Entrance Porch, Lounge with wood burner, Dining Kitchen, 1st Floor, two bedrooms, 4 pce family bathroom, 2nd floor, third bedroom. The front cottage garden benefits from a timber decked patio ideal for taking in the pleasant surroundings. Located in a tucked away position in the popular Whitehall area yet convenient for every day amenities.

Early viewing of this very special property is a must!

Entrance Porch / Cloakroom

5'9" x 3' (1.75m x 0.91m)

Solid wood floor, panelled window overlooking front garden

Lounge

14'7" x 14'7" (4.45m x 4.45m)

A welcoming room with an abundance of character including exposed stone elevations, built in shelves, original internal stone mullion window, front sash window overlooking the cottage garden, exposed timber beamed ceiling and uprights, wood burner on a flagged hearth with feature stone fireplace. solid wood floor, open staircase leads to the first floor.

Dining Kitchen

15'4" x 7'8" (4.67m x 2.34m)

A continuation of character including exposed stone elevations, original internal stone mullion window, Fitted cottage style wall and floor units with complimentary granite worktops, 'belfast' ceramic sink unit with mixer tap, 'Smeg' oven with 4 plate gas hob, Dining area with picture window looking out to the rear garden (owned by next door), beamed ceilings.

First Floor Landing

Exposed stone elevations with feature inset shelf, staircase leads to the second floor with useful storage cupboard below.

Bedroom One

13'4" x 8'6" (4.06m x 2.59m)

Feature raised floor for master bed, fitted wardrobe, two sash windows with pleasant aspects over the front garden,

Bedroom Three

7'7" x 9'5" (max) 6'1" (min) (2.31m x 2.87m (max) 1.85m (min))

Overhead storage cupboard, Stone mullion window.

Four Piece Bathroom

Period style suite including corner panelled bath, pedestal wash basin, W.C, walk in shower cubicle with tiled elevations, Grohe shower and glazed shower door, beamed ceiling.

Second Floor Landing

Storage cupboard housing the gas fired combi - boiler.

Bedroom Two

14'4" x 8'6" (4.37m x 2.59m)

Sash window overlooking the front garden, built in storage units, spacious walk in wardrobe.

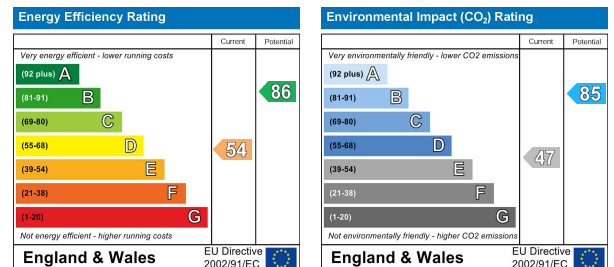
Outside

The cottage is accessed via a private road, enter under the arched pergola to a quaint cottage garden surrounded by mature trees and benefits from a raised timber decked patio area, flagged patio and path leading to the front door with raised flower bed to the side. The garden sets the tone for this gem of a period cottage!

Features

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1/2 times the monthly rent, the first months rent in advance and an administration fee.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk