Manor Road

Darwen, BB3 2SN

Offers over £700,000

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Nestled within an extensive acreage at the foot of rolling open countryside within the leafy green area of Bold Venture in Darwen, Lower Trees Farm is an extremely private barn conversion of grand proportions. It offers an abundance of space and exciting refurbishment potential for its new owners.

The overall internal floor space totals over 3,200 sq. ft, encompassing the main house which includes four double bedrooms and two bathrooms, four reception rooms, a kitchen, a large entrance porch, plus a huge double height attached barn with excellent scope for conversion, a potting shed, and an outbuilding.

Externally the property features a long, tree-lined driveway, landscaped grounds, a large wildlife pond, and open fields, making it particularly attractive for buyers looking for lots of outside space and adjoining land, perhaps for equestrian purposes or for use as a smallholding.

Living Space

Lower Trees Farm is a truly impressive barn conversion offering versatile living space that is brimming with character and charm. From the moment you step into the expansive entrance porch, you are met with a sense of scale and grandeur. The property boasts four generous reception rooms, each with its own unique features, including exposed stone walls, grand fireplaces, and beautiful exposed beams that echo the building's rural heritage. These elements combine to create a warm, inviting atmosphere throughout, perfectly balancing rustic charm with spacious, practical living.

The kitchen offers ample space for family cooking and entertaining, while the adjacent rooms provide a variety of options for formal dining, relaxing, or working from home. The attached double-height barn presents exceptional potential for conversion — ideal for buyers looking to create additional living accommodation, or further leisure and entertainment facilities.

Bedrooms & Bathrooms

Upstairs, the character continues with four well-proportioned double bedrooms and two bathrooms. The principal bedroom is a supersize double with a vaulted ceiling and original exposed beams, adding to the quirky character and architectural appeal. From the upstairs rooms, you'll enjoy scenic, far-reaching views across the surrounding countryside — a daily reminder of the home's tranquil, rural setting. The bathrooms are also very good sizes, with the opportunity to update or extend/create an en-suite to suit personal style and requirements.

Outside Space

Set within extensive grounds, Lower Trees Farm is approached via a long, tree-lined driveway that ensures complete privacy. The landscaped gardens and patios are thoughtfully laid out, offering peaceful seating areas and views across open fields and rolling hills. A large wildlife pond and circular lawn/turning circle adds to the natural beauty and appeal of the setting.

The property also includes a potting shed and a separate outbuilding, offering further potential for development or storage. With surrounding acreage ideal for equestrian use, for keeping a small number of livestock, growing your own fruit and veg, or simply enjoying a peaceful outdoor lifestyle, this unique property is perfectly suited to those seeking a generous countryside retreat.

Location & Lifestyle

Tucked away in the sought-after Bold Venture area of Darwen, Lower Trees Farm offers the rare blend of peaceful rural living with excellent accessibility. Just a short distance from Darwen town centre and its railway station, the property enjoys quick links to Manchester, Bolton, Blackburn, and beyond, making it ideal for commuters seeking a countryside escape. Local amenities, independent shops, and cafes are all close at hand, while families benefit from well-regarded schools such as Darwen Vale and Darwen Aldridge Academy nearby. For those who love the outdoors, the surrounding area is a haven — with scenic walks through Bold Venture Park, historic woodland trails in Sunnyhurst Woods, and panoramic views from the iconic Jubilee Tower and surrounding moorland, all just minutes away. Whether you're looking for space, serenity, or adventure, this location offers a truly enviable lifestyle.

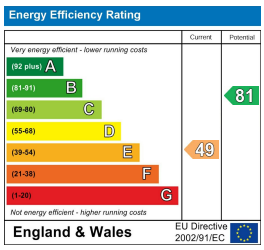
Specifics

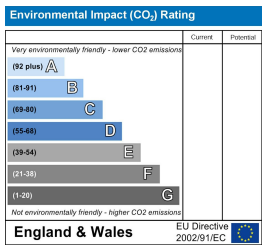
The tax band is G.
The tenure is freehold.
There is gas central heating.
All utilities and drainage are connected to mains.

Area Map

Floor Plans

Energy Efficiency Graph





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