



Turn Lane

Darwen, BB3 2UF

Offers around £300,000



Kents Cottage is an extended, three-bedroom, semi-detached stone property perched high in the Darwen countryside, with expansive views of the town and surrounding hills, as well as plenty of character inside. Internally the property benefits from period features such as exposed stone and original beam work. This charming house is suitable for those wanting to put their own stamp on their next home, as the property requires some work and modernisation, and has lots of potential!



Living Space

Pop your car on the drive, and as soon as you step outside you notice how quiet and peaceful this countryside location is. Make your way to the house and take in the scenic views – the front entrance leads into a large lean-to style porch, providing a space that's great for storage. From the porch the utility room can also be accessed, which provides more storage space for the washer, dryer, and an extra fridge and freezer, as well as the boiler and other household bits and bobs.

Beyond the porch lies the entrance hall, kitchen, lounge-diner, and conservatory...

The ground floor is a versatile space which could easily be reconfigured to suit your preferences. The kitchen currently sits alongside the country lane side of the property at the rear, while the lounge-diner and conservatory sit along the side of the property where scenic views can be appreciated.

The kitchen features integrated appliances including sink with mixer tap and drainer, halogen hob, and an integral electric oven and microwave, there's space for a breakfast table too! In the lounge, a character stone fireplace holds the centre of the room, while exposed stone walls and traditional beam work give a nod to the property's heritage. The conservatory is accessed via the lounge, where the scenic views can be appreciated even more.

Bedrooms & Bathroom

From the entrance hall up the traditional open plan staircase and you are welcomed onto a spacious landing, linking the bedrooms and bathroom.

Kents Cottage offers three double bedrooms, two of which are a generous size, and one of which already has a shower cubicle and wash basin (we understand the plumbing requires completion), hence could easily receive a modern en-suite.

Across the landing from the bedrooms sits the main bathroom, which benefits from a four-piece suite, including bath, shower, wash basin, and WC. Not dissimilar to the rest of the house, the bathroom would benefit from modernisation.

Outside Space

Kents Cottage comes complete with a good amount of outside space, which like the property itself has lots of potential! Outside, the property benefits from a fenced decking area and patios, all of which take advantage of the surrounding views. In addition to the above, there is also a double garage and drive to fit around 2 cars, as well as a small parcel of unused land to the right hand side of the garage, which would benefit from landscaping, or would make a great little vegetable patch! What would you do with this space?

Countryside & Amenities

Kents Cottage is situated within the Darwen countryside and affords lovely views in all directions, overlooking the town and surrounding hills, as well as the countryside and moorland directly behind the house.

Though the house is in a rural setting, central Darwen is only a few minutes' drive or 20-minute walk, meaning you get the best of both worlds – a peaceful countryside abode with the convenience of modern amenities nearby too!

Belgrave Road leads into central Darwen where a large variety of amenities are found, from independent shops, cafes, bars and restaurants to larger chain supermarkets, Darwen Leisure Centre, schools, and transport links...

Darwen is a well-connected town. Darwen Train Station is a just a five-minute drive or fifteen-minute walk, which is part of the Manchester to Clitheroe line. The M65 Junction 4 is a ten-minute drive away which provides access across the country, and to the nearby Yorkshire Dales and The Lake District within an hour.

Bold Venture Park is nearby too, which offers a refreshing green space featuring landscaped gardens and woodland, a waterfall, pond, and children's playground – it's a space perfect for morning runs or strolls with the kids and four-legged friends! And for the more adventurous lovers of the outdoors, there's Darwen Tower and the surrounding moorland; the nearby moorland can be accessed easily on foot, which opens onto plenty of trails along the West Pennines, perfect for walking, running, and cycling.

To really understand the potential of this countryside property, call our office to arrange a viewing.

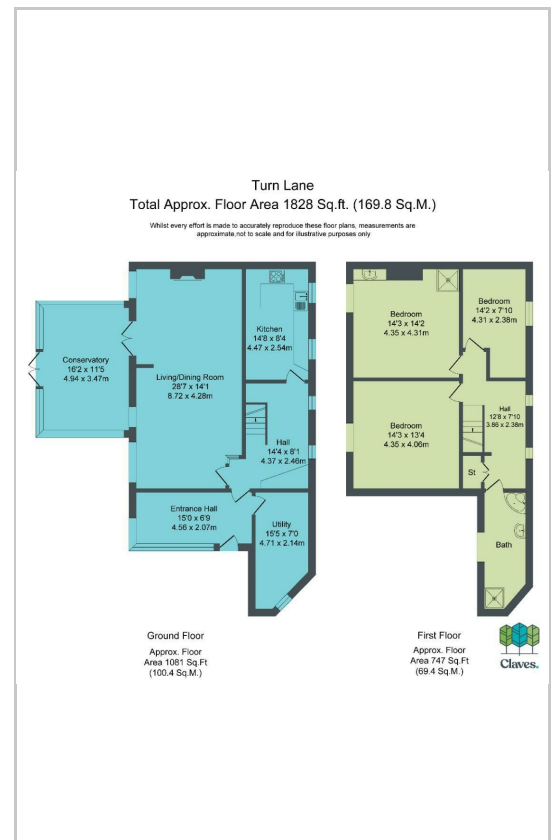
Services

Mains gas, electric, water, Combi boiler.

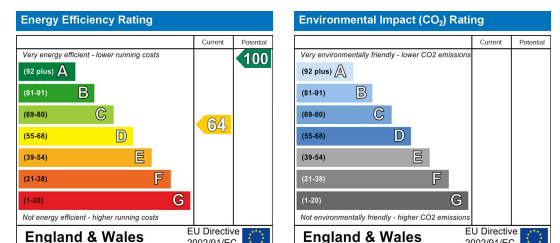
Area Map



Floor Plans



Energy Efficiency Graph



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