



Blacksnape Road

Darwen, BB3 3PN

£695,000



Set within stunning greenbelt surroundings and accessed via a quiet private country lane, Hattons House is a remarkable Grade II listed residence that blends historic character with modern refinement. Presented in excellent condition throughout, the home offers extensive living space with contemporary finishes, while celebrating period features such as exposed beams and stonework. The huge leafy plot includes landscaped gardens, multiple outdoor entertaining areas, and ample parking – all in an exceptionally private and scenic setting. A rare opportunity to live immersed in nature without compromising on modern comforts or convenience.



Living Space

The layout offers superb flexibility across two floors, with a thoughtful blend of formal, family and functional spaces. Upon entering through the spacious front porch, you're greeted by an abundance of natural light and far-reaching views across the countryside in one of three large reception rooms, that also features a large multifuel burner which adds to the cosy countryside feel.

Continuing into the home, the living room with a large array of windows flows into the dining room which further opens onto the modern premium kitchen in an open aspect layout with breakfast bar. The kitchen is near-new having only been installed a couple years ago, showcasing minimalist style cabinetry with self-closing doors, two large sliding pantry units, and inset lighting, plus a beautiful granite worktop which adds stylish contrast to the period feel. Integrated appliances here include a five-ring hob, double oven, dishwasher, full length fridge and freezer, inset sink with feature tap.

The open-plan flow of the kitchen and dining area is ideal for everyday living and entertaining, while a large utility room functions as a second kitchen due to its large size and extensive range of appliances, and includes a second rear entrance.

There is also a versatile additional room on the ground floor which works well as a snug, playroom or dedicated home office. The main lounge is a fantastic size with more scenic views through a stone mullion window, and a stone feature wall with gas fire and beams overhead add to the rustic charm. There is also a downstairs WC for added everyday practicality and when hosting guests.

Hattons House has two staircases and two landings, adding versatility and practicality for family life. The main staircase is accessible from the rear hall leading to the large main landing, and the second is a cast iron staircase situated in the open aspect kitchen and dining area which is not just a lovely feature, but gives access to the second landing upstairs.

Bedrooms & Bathrooms

Upstairs, the accommodation is equally impressive. The principal bedroom is a unique and generous space, complete with its own integrated lounge or study area – ideal for peaceful retreat or home working – in addition to a walk-in wardrobe/dressing room. Three further spacious bedrooms continue the home's theme of quality, space and comfort, featuring fitted wardrobes and scenic green views.

The home features two bathrooms that add practicality and space for family life: a contemporary shower room with a stylish tiled feature wall, walk-in shower, basin and WC; and a four-piece family bathroom with both a bath and separate shower.

Outside Space

The outdoor setting is outstanding. Mature gardens wrap around the property, providing defined spaces for relaxation, play, barbequing and al fresco dining. From expansive lawns and wooded areas to paved patios, sun terraces, and a built-in BBQ area and pizza oven, the lifestyle on offer here is one of serenity, space, and nature – ideal for both entertaining and everyday enjoyment.

There's a wealth of private parking for up to 8 cars which benefits from enhanced security with a commercial grade electric gate (installed in 2024), a detached double garage, security lighting and floodlights, external power sockets, and multiple access points into the home, making it as practical as it is picturesque.

Location

The property is access via a private gate-posted lane off Blacksnape Road.

This is a truly fantastic setting for those seeking a semi-rural, village lifestyle with the convenience of amenities just a short drive away. The property sits on the edge of the sought-after village of Hoddlesden, offering a perfect balance between countryside tranquillity and day-to-day practicality. Surrounded by rolling greenbelt land and scenic trails, it's an ideal base for walkers, nature lovers, and anyone who enjoys the outdoors.

Hoddlesden itself offers a close-knit community feel, with local highlights including The Ranken Arms pub, a charming village store and deli, and the highly regarded Hoddlesden St Paul's CE Primary School. The award-winning Moorview Equestrian Centre is also just down the road – a major bonus if you require high-quality equestrian facilities nearby.

For wider amenities, you're perfectly placed: Blackburn and Darwen lie just to the north, while Edgworth village and Bolton town are a short drive south – giving you quick access to supermarkets, shops, restaurants, schools and commuter links. It's a location that offers countryside living without compromise.

Specific Details

Tax band: F

Tenure: Freehold

Heating: Gas central heating with radiators, plus a multifuel burner and gas fire

Boiler: The property has two combi boilers – a Vaillant and a Baxi – we are advised both have been regularly serviced

Water: Mains via a private United Utilities account shared amongst neighbours

Gas and electric: Mains

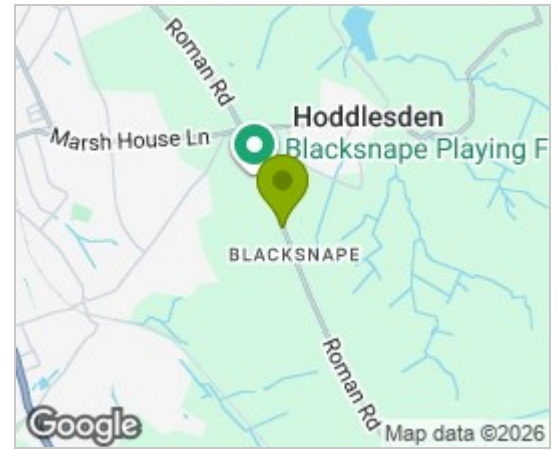
Drainage: Private septic tank

Lane: Right of way access and shared with four neighbours, the lane is privately owned and maintained by a neighbour

Lofts: There are two, one is fully boarded with plastered walls and a permanent staircase

External doors and windows: We are advised they were all installed as new approx. 2 years ago as of writing

Area Map



Floor Plans



Energy Efficiency Graph

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.

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