



Broadhead Road

Darwen, BB3 3QP

Offers around £595,000



Perched in a stunning, scenic setting on the fringe of the West Pennine Moors, Height End Farm is a quintessential country house boasting brilliant privacy and peacefulness, plus an abundance of space with heaps of potential, not to mention the outstanding views!

Before we walk through the finer details that this generous property has to offer, a brief overview of the internal space includes a detached stone house comprising three double bedrooms, two bathrooms, two reception rooms, kitchen, utility/boot room, and a large, detached outbuilding/barn with annex potential, comprising a triple garage, substantial workshop with mezzanine aspect, and stables.

The whole plot totals approximately half an acre, and externally benefits from a secure private driveway large enough to accommodate multiple cars, an additional private parking area in front of the triple garage, superb terraces, and a grazing field.



First Impressions

If you are searching for a quiet country lifestyle, Height End Farm might be the perfect home for you... The home itself is cosy and characterful with period features including original beams and exposed stonework. But don't let the cosiness of this lovely home fool you, it is very generous in size too, with plenty of space for family life. It is clear this home has been loved and looked after, and it also provides its lucky new owners the opportunity to make it their own, with scope for modernisation in parts if desired.

The Living Space

The main residence welcomes you with open arms into the heart of home, the kitchen. Owing to a recent extension and refurbishment, the kitchen is found in pristine condition with a tasteful contemporary finish and offers extra practicality with its separate utility area and boot room situated by the entrance. Despite its contemporary finishes, the kitchen has been thoughtfully designed to fit the country living character of the home, with stone-effect flooring and splashbacks complementing the light grey quartz worktops, the cottage-beige gloss units adding a touch of fresh colour, a traditional aga-style cooker gives a nod to the property's history, and a central island adds a modern touch while making this space a superb social hub, perfect for socialising with family and friends.

Integrated appliances within the kitchen include a Neff double oven with combination microwave, induction hob with extractor, fridge, freezer, dishwasher, washing machine, and wine cooler. And if you've ever wanted to wash the pots with a view, this is for you! The Franke sink with inset worktop drainer, chrome mixer tap and Quoooker tap are ideally positioned right by a window which frames the expansive countryside views like a picture on the wall. From a practical angle, there's ample storage space too.

Stroll through the kitchen and into the living room where the period features are immediately evident - an exposed stone wall adds a rustic touch, and a large wood burning stove housed within an imposing fireplace and chimney breast give a sense of grandeur while creating an ambience that's as cosy as can be. Imagine sinking into the sofa with loved ones in a room like this - bliss!

On the other side of the living room is another good-sized reception room offering choice and versatility in function, providing plenty of space for the demands of family life, or for satisfying your desire if you simply prefer to have plenty of room! Its generous footprint is large enough to accommodate a family dining table with extra space to play with, perhaps a TV room or hobby room for the kids? Whatever your preference, a second substantial reception room is always a valuable addition.

From this second reception room is access onto the sunroom which is a gorgeous spot to enjoy some quiet time while appreciating the beautiful views; with big windows and French doors opening onto the garden, it will be a delight to watch the scenery change through the seasons.

Bedrooms & Bathrooms

From the living room, at the bottom of the stairs is a spacious three-piece bathroom with bath, wash basin and WC. Not dissimilar to the other rooms in the house this bathroom is a generous size and could always be converted into another room if preferred - maybe a home office or study?

Stroll upstairs and the character features continue on the landing which connects three well-proportioned double bedrooms and a second bathroom. Each of the bedrooms is a good sized double and again benefits from charming features such as original beam work and vaulted ceilings, and of course, the far-reaching countryside views. Within the master is a comprehensive range of fitted furniture including wardrobes, drawers and dressing table. And in the second bedroom a notable feature is the exposed stone chimney breast and fireplace adding an extra touch of character.

The second bathroom benefits from underfloor heating and is fitted with contemporary tiling to the floor and walls, with a three-piece suite including wash basin with integral storage and WC unit, and walk-in corner shower.

Adjacent to the second bathroom is also access into the eaves which provides a substantial amount of internal storage space.

Gardens & Land

The outside space at Height End Farm benefits from a variety of areas, the most impressive of which is the beautiful, landscaped gardens featuring raised terraces, ponds, and water features which create an oasis-like feel within an already tranquil setting. And modern composite decking with glass facades provide the perfect viewing spot to soak up the uninterrupted countryside scenery, where wildlife is abundant, and peacefulness is optimised. Picture clear blue skies, a warm summer breeze, refreshment in hand and your feet up with loved ones by your side - great memories are waiting to be made!

From a practical angle, the several private parking areas mean you could accommodate a small fleet of cars! Or if you have a motorhome, caravan, or horsebox, there's more than enough space to keep it secure.

The small field offers potential too, with the possibility to create further landscaped gardens if desired, maybe a safe green space where the kids can play, if you want to grow your own vegetable garden you could certainly do that, or if you have horses it may be an ideal small grazing field.

Outbuildings/Barn & Potential

In addition to the house, the property includes a large outbuilding/barn totalling just over 2,000 sq ft of additional internal space, with several sections which are attached to one another. The stables aspect is currently used as storage but could certainly be used as a home for horses as it was originally intended. The large workshop/barn is deceptive in size with a huge footprint and double height ceiling with mezzanine floor - this could be a fantastic conversion opportunity to residential for those who have the appetite. And finally, the triple garage is super handy for storage! There is so much on offer here, and so much potential to explore. What would your preference be?

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.

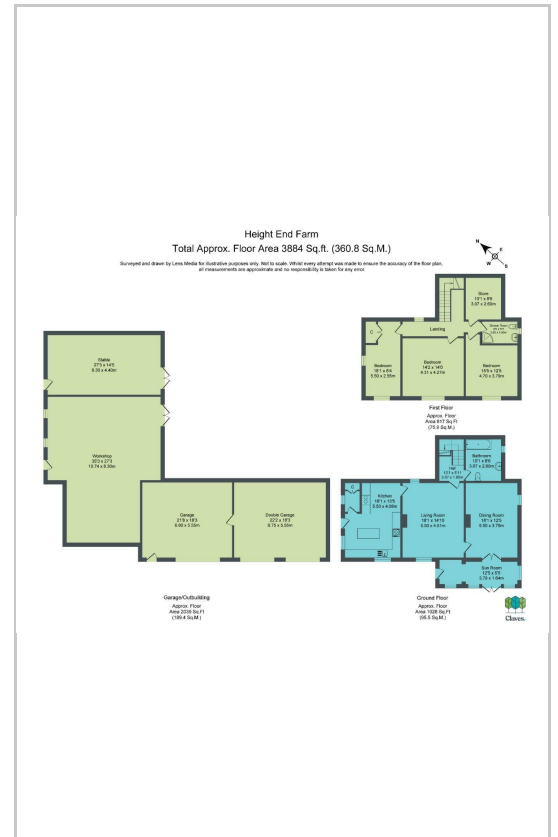
Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
 t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

