



## Blacksnape Road

Darwen, BB3 3PN

£525,000



Four Shillings is an exceptional detached stone-built property enjoying panoramic views, a large suntrap garden, and beautifully appointed interiors to match. Presented in pristine condition inside and out, the home has been finished to fresh modern standards while subtly retaining its countryside character. Spanning 1,800 sq ft, the accommodation boasts grand proportions throughout and includes a dual-use entrance hall and boot room, lounge, dining room, kitchen, utility, home office, four bedrooms with en-suite and dressing to the master, and a family bathroom. Externally, the property features a double driveway and landscaped gardens that must be seen in person to fully appreciate their superb design and breathtaking outlook.



## Living Space

One of the immediate impressions of Four Shillings is the refreshingly generous room sizes, enhanced by bright, airy interiors and expansive windows. The entrance hall and boot room set the tone, combining practicality with countryside charm, complete with oak flooring and an adjoining WC.

The lounge is a superbly proportioned family room where a multifuel burner adds warmth and character against the backdrop of contemporary décor. It's a versatile space for every season – from cosy evenings by the fire in winter to enjoying the panoramic morning views with coffee in hand. A second reception room provides further flexibility, serving perfectly as a formal dining room or adapting easily for other family uses.

The spacious kitchen combines sleek minimalist cabinetry with a contrast worktop and tiled floor. It comes complete with a host of integrated appliances including a Smeg range cooker with dual ovens, grill and five-ring gas hob, dishwasher, undercounter fridge, and pull-out pantry shelving, plus ample space for an American-style fridge freezer. Adjoining is the utility, offering additional worktop, storage, and plumbing for laundry appliances.

At the far end, a quiet home office provides the ideal tucked-away workspace, presented in the same immaculate condition as the rest of the house.

## Bedrooms & Bathrooms

The feature staircase rises from the lounge to an impressive galleried landing where the light, airy interiors continue.

The master suite is especially impressive, with its generous scale, large bay window framing spectacular views, and walk-in wardrobe. The luxurious four-piece en-suite includes a walk-in shower, bath, vanity basin, and WC.

The family bathroom mirrors this modern finish with a bath, vanity unit, and WC. The second and third bedrooms are both good doubles, while the fourth is a large single – perfect as a child's room, study, or second office – all enjoying more of those wonderful views.

## Outside Space

Externally, the private double drive sits to the left side of the property, while the rear garden is a true highlight. Landscaped to maximise both style and function, it captures spectacular views toward Darwen Tower and the rolling hills. Its elevated south west orientation gives magnificent sunsets. From certain points in the property, even the Three Peaks and the glisten of the sea can be seen on a clear day!

A secluded patio leads from the house onto a private decking and further gravel patio, offering the perfect setting for outdoor dining, socialising, and soaking up the sun. A lower-level lawn provides scope for keen gardeners and a safe space for children to play, all while wildlife enthusiasts can enjoy sightings of kestrels, deer, and more.

To the right of the house is an additional outdoor area, ideal for everyday practicality, with space for a washing line, log store and shed, and bin storage – all neatly tucked away yet with convenient access straight into the kitchen.

## Location

Blacksnape Road offers the best of both worlds – a peaceful semi-rural setting on the edge of Hoddlesden village, yet with excellent connections to surrounding towns and amenities. Blackburn and Darwen lie just to the north, while Edgworth and Bolton are to the south, ensuring all daily conveniences are within easy reach.

Hoddlesden itself provides a welcoming village lifestyle, with the popular Ranken Arms gastropub, village store and deli, and the highly regarded St Paul's CE Primary School. For leisure, there are numerous countryside walks and trails right on your doorstep, and the award-winning Moorview Equestrian Centre is only moments away for those with equestrian interests.

## Key Details

Tax band: D

Tenure: Freehold

Heating: Gas boiler and radiators

Boiler: Worcester combi, located in the kitchen

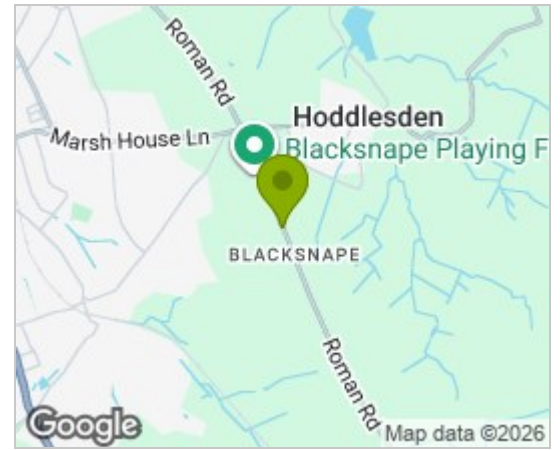
Water: On a meter

Utilities: All mains

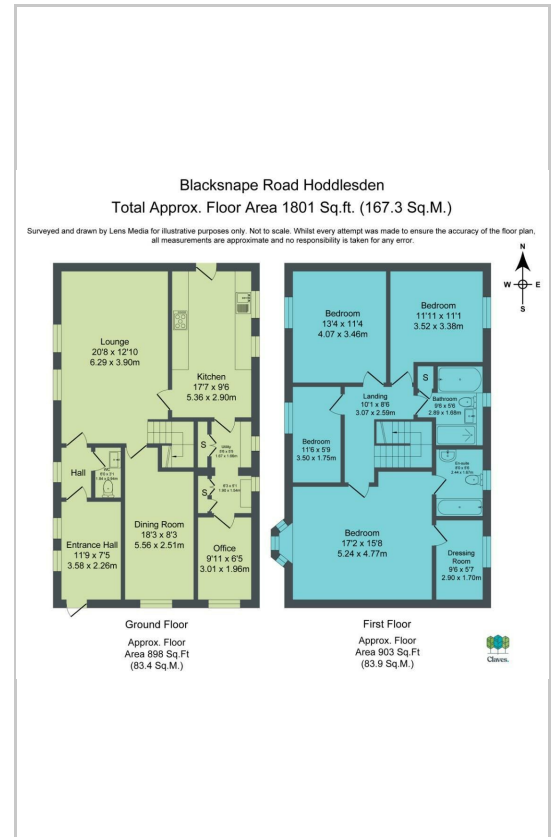
Parking: Double drive with EV charging point

Note: The lower level of the back garden is on a separate Freehold title

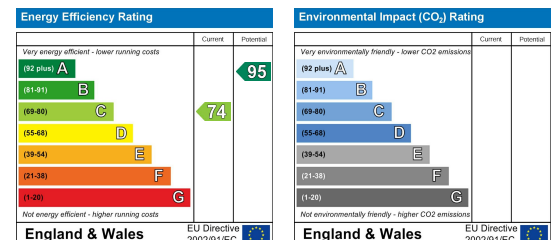
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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