



## Astley Bank

Darwen, BB3 2QB

Offers over £450,000



Lynton is perhaps one of the most spectacular semi-detached houses you'll come across! Beautiful and grand inside and out, this 3-bedroom home has so much to offer its lucky new owners. The property has been sensitively renovated throughout to retain its magnificent character while tastefully bringing the home into the 21st Century. Each room is presented in immaculate condition with a top-quality finish, and the gardens have been landscaped to create a peaceful green haven. Curious? Let's walk through the finer details...





**The Approach & History**

The original Victorian style house was erected in the late 1800s and subsequently split into separate dwellings in the 1950s, affording two spectacular semi-detached homes that are tucked away at the end of a tree-lined lane in their own secluded grounds. Lynton is the south-west facing semi-detached residence.

**Brimming With Original Character**

From the super high ceilings and big bay windows, to electrified original gasoliers and original solid wood flooring, original feature skirting boards and coving, and original cast iron radiators renovated and brought back to life, Lynton is brimming with original features and beautiful character – each room excites you with its charming touches where period and contemporary come together perfectly. Every little detail has been cared for at Lynton – ornate details are in abundance, and the internal door handles are all restored antiques with amber on the outside and brass on the inside – just fabulous!

**The Living Space**

Be welcomed into this imposing abode by the bespoke stained glass window front door, and beyond lies a homely hallway where the brilliant high ceilings are first witnessed. From the hallway a traditional wide wooden staircase with carpet runner invites you upstairs. Where to explore first?

To the right-hand side of the hallway sits the lounge, a bright and airy room which is sure to be a delight when sinking into the sofa next to loved ones after a long day's work, with the log burner providing a subtle crackle and cosy glow. The solid wood floor featured here is the original, and is certainly beautiful – its restoration showcasing the contrasting tones of oak, maple and mahogany. Back into the hallway and the kitchen is calling...

As soon as you step into the kitchen the gorgeous garden views immediately grab your attention – the manicured lawns, trickling waterfall, fishpond, and surrounding greenery – what a lovely sight! The kitchen itself is of course lovely too; it is super spacious and of a traditional country design with a pastel country green and yellow adding a subtle splash of colour, with a Belfast sink and gas-powered Aga adding to that much loved country vibe. Other integrated appliances can be found here too, including a Miele dishwasher and full-length Neff fridge. The kitchen also benefits from ample storage, a larder cupboard and shelving, and a generous footprint allowing it to be multifunctional... There's plenty of space for dining and socialising, making it great for entertaining guests as well as the practicalities of family life. And for the more formal occasions there is a dining room situated just off the kitchen also.

Lynton is as practical as it is attractive, the ground floor living space also features a home office/study, understairs comms room, boot room/rear hallway, and a large utility with adjoining shower room which could be used as an annex for visiting guests, or perhaps used permanently for a family member.

**Bedrooms & Bathrooms**

Stroll up the central staircase and a large landing is in keeping with this property's grand proportions. The master sits above the lounge and boasts the same generous footprint, providing oodles of space. The other two bedrooms benefit from a 'Jack and Jill' bathroom which features a 3-piece suite including shower, wash basin and WC. And the main bathroom is another roomy space where the renovated yet period style continues... The 4-piece suite includes a freestanding tub, walk-in shower, wash basin and WC, each of which is traditional in style with unique fittings, taps and handles. The property also features a converted loft space with Velux which is accessed via space-saver stairs.

**Gardens & Grounds**

The gardens and grounds at Lynton are just as superb as the house itself. With manicured tiered lawns and stone walling, decorative shrub beds and small trees, a Koi Carp fishpond and a blissful waterfall that flows from top to bottom and past the golden shale seating area, it's a secluded green haven that can't help but impress upon you a sense of peace and tranquillity. And owing to its south-westerly orientation, the garden will be soaked in sun in the afternoons and evenings.

Like the interior space, the exterior space is as practical as it is charming, and benefits from a shale drive, and a very large lean-to shed to store all your bits and bobs. With it already being attached to the building this large shed also lends itself to conversion subject to planning.

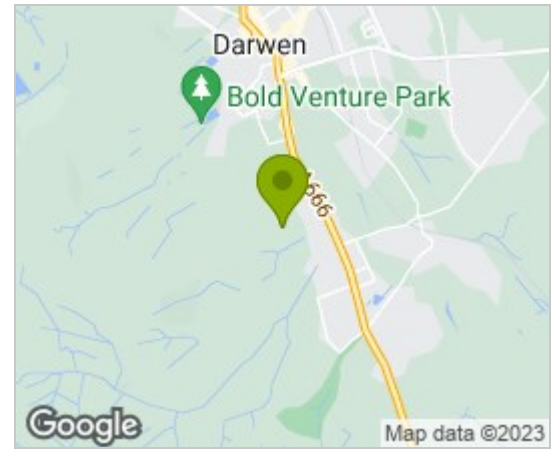
**Astley Bank**

Lynton is situated in the lovely leafy green area of Astley Bank in Darwen, which is tucked away on the hillside on the fringe of the West Pennine Moors. Though rural living is on your doorstep, this location benefits from having the amenities of Darwen and neighbouring Bolton and Blackburn just a short drive away, from schools to transport links, pubs, restaurants and leisure facilities, it's all nearby!

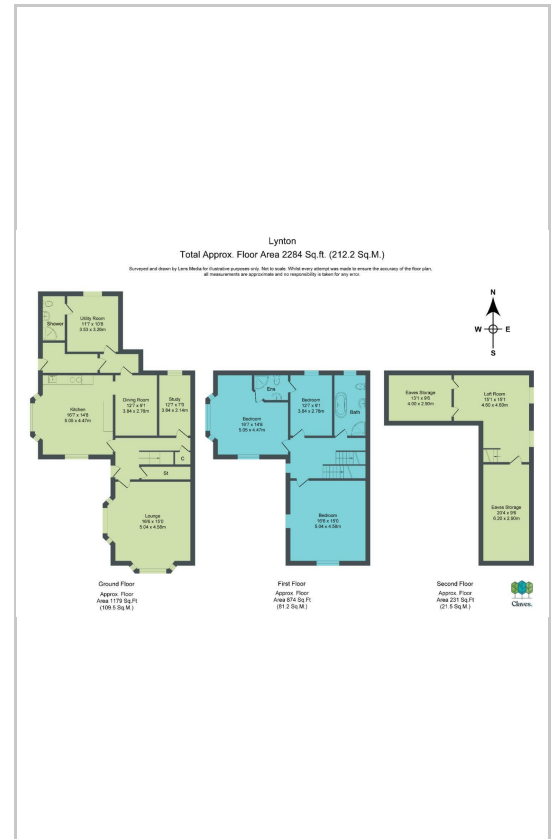
**Services & Specifics**

We are advised:  
 The property is freehold.  
 The tax band is E.  
 The property is heated via gas central heating with a combi boiler located in the rear hallway/boot room. The boiler is an Avanta Plus Remeha, which has split level control between the ground and first floor. The property also has a gas powered Aga in the kitchen.  
 The property's services are all on mains.  
 The original property was built in the late 1800s.  
 The property benefits from an integrated Sonos sound system in the lounge, kitchen, dining room, master bedroom and bathroom.  
 The property features an X10 home system providing remote control lights, security alarm and smoke alarm.

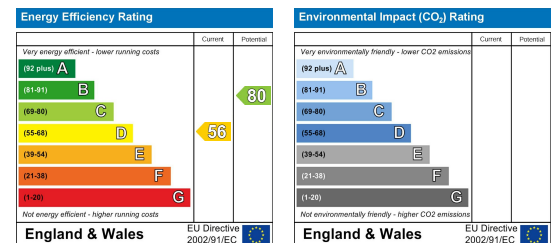
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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**Claves.**

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