



Belgrave Road

Darwen, BB3 2SF

Offers around £425,000



Ivy Dene is a standout five-bedroom Victorian property which boasts a remarkable level of original period detailing owing to its signature design by a renowned Victorian architect. Set over three floors, the house is of grand proportions totalling just under 3,000 sq ft. The architect designed the house for himself and went above and beyond in his effort to create a truly unique home with a plethora of beautiful character and charm, which has been tastefully retained and found in impeccable condition.

Situated in an elevated position on the sought after Belgrave Road overlooking Bold Venture Park, this property benefits not just from amazing interiors, but a fabulous location to match with countryside walks from the doorstep.

A brief summary of the internal accommodation includes a spacious entrance vestibule and grand hallway, lounge, dining room, bespoke conservatory, kitchen, utility, several storage rooms, garden WC, five double bedrooms, two en-suites, and main bathroom. Externally the property features a landscaped front garden and a lush 'secret' garden to the rear which is a private green haven.



The Character Features & Period Charm

The interiors are filled to the brim with character and charm, which while giving a nod to the property's heritage, are presented in excellent condition to a stylish and contemporary manner, making it a wonderful property for those in search of a unique and vibrant place to call home. High ceilings, big windows, and generous room sizes give it that quintessential grand Victorian feel. And what makes this house so special is the level of decorative detailing, such as original parquet and mosaic flooring, stained and etched glass, original bespoke hardwood joinery and doors, open fireplaces and surrounds, and ornate Lincrusta wall coverings and ceilings.

The Grand Entrance Hall

The home welcomes you into a spacious vestibule which gives the first glimpse of the original interiors... Through the beautiful solid wood door and frame with decorative etched glass detailing, the rich character and charm continues in the wide and equally spacious hall, where an original mosaic tiled floor adds to the period styling – similar to that typically found in high status government buildings of the Victorian era. And the bespoke Mahogany staircase stands as a magnificent central feature.

The Main Living Spaces

There are two substantial reception rooms in the property which are versatile and somewhat interchangeable in their use...

The front reception room is currently the lounge, which boasts a huge bay window overlooking the woodland of Bold Venture Park, and due to its elevated position is extremely private. In addition to the bay window, other notable features in this impressive room include the oak parquet floor, Lincrusta ceiling and cornicing, an original fitted bookcase with kindling store, and a beautiful fireplace and open fire with cast iron surrounds.

The rear reception room also benefits from original parquet flooring and a beautiful fireplace with ornate detailing and brass fender and canopy, which together houses a second open fire. Though it is currently used as a dining room, this room would make an ideal second lounge if desired, with ample space for a dining table in the kitchen. And an incredible pair of glass Art Nouveau doors stream lots of natural light through from the conservatory...

The Art Nouveau doors lead into the bespoke hardwood conservatory, which is a lovely space to perhaps use as a bright and airy breakfast room, owing to its position connecting the dining room and kitchen.

Through to the kitchen where original features continue with patterned quarry floor tiling and a Shaws of Darwen double Belfast sink with feature taps. One of the cabinetry units is original, with an Iroko hardwood worktop, and the second has been bespoke made to match! And the gas Aga with two ovens and two hotplates keeps that fashionable yet traditional style.

The Practical Features

To the rear of the property on the ground floor is a variety of smaller rooms which add to the practicality of this home. Adjacent to the kitchen is a large utility and pantry style room with extra worktop/cabinetry space and plumbing for the washer/dryer. The utility leads further through to a rear hall and back door, two storage rooms, a garden workshop and externally accessible garden WC.

The First Floor

Up to the first floor and the front bedroom is currently used as a sitting room with more lovely views of Bold Venture Park woodland framed through a large window, you can even see up to Darwen tower when the trees aren't in bloom! Another beautiful fireplace with original detailing and surrounds holds the centre of this room, while picture rails and cornicing continue the sense of traditional style and grandeur. Despite its current use as a sitting room, this would arguably make a lovely master bedroom, owing to a spacious en-suite being adjacent, which also has access from the first-floor landing. Its no surprise this bathroom has an excellent stylish finish, with Lincrusta ceiling, stained glass door, and a high quality three piece Victorian style suite comprising Matki walk-in shower, wash basin and WC.

Situated on the first floor are two more substantial double bedrooms, both with original fireplaces, and the back bedroom with a beautiful period stained glass door, plus the main bathroom. This bathroom is quite impressive! Being the original Victorian bathroom, its retained pristine condition is a testament to the care it has received. To the floor is original mosaic tiling similar to the hallway, with complementary original Victorian tiling to the walls, and the cast iron bathtub is set within pitch-pine panelling that matches the large linen cupboard. It's very rare to see such a high-quality piece of history found in excellent condition like this!

The Second Floor

The Mahogany staircase continues to the second floor where there are two more double bedrooms. The front bedroom is incredibly generous in size with original hardwood floor, a unique vaulted ceiling and views to the park, moorland and Darwen tower, which together give it a wow factor. The en-suite here currently comprises a wash basin and WC, though installation of a bath and/or shower would be relatively simple owing to plumbing being in place. The fifth bedroom is also a good sized double with sloped ceiling and views to the rear, featuring the India Mill chimney.

Whether you have a large family, need rooms for guests to visit, or you simply enjoy having plenty of house, with five large double bedrooms and three bathrooms, this property provides a true abundance of space and beautiful features throughout for all to enjoy.

The Outside Space

In addition to the Victorian style landscaped front garden and path, to the rear of the home is a 'secret' garden which is a tranquil green haven, offering a fantastic amount of privacy with mature, lush greenery to enjoy on warm summer days.

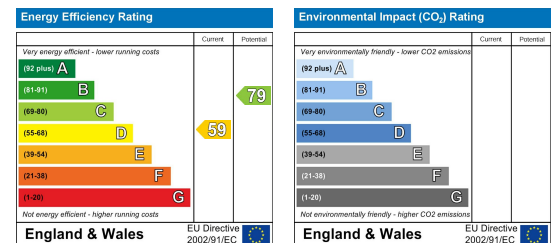
Area Map



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.

Claves.

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