



## Bank Fold

Darwen, BB3 3QG

Offers around £825,000



Set within an enviable elevated position along the sought-after Bank Fold Lane, this exceptional stone-built farmhouse enjoys breathtaking panoramic views across open countryside and rolling hills ( fabulous sunsets at various times of year!). The property effortlessly blends character and modern living, with a stunning conservatory and terrace, perfectly positioned to capture the surrounding landscape.

The accommodation is spacious and flexible, offering a welcoming flow of living space alongside a well-appointed kitchen ideally suited to both everyday family life and entertaining. A dedicated home office area enjoys inspiring far-reaching views, creating an ideal work-from-home environment. The attached barn also creates potential and further extension subject to any relevant permissions. The property offers five well-proportioned bedrooms, two reception rooms, an office and a large studio. Providing excellent accommodation for growing families.

Externally, the property is approached via a private lane and mature gardens that seamlessly connect with the countryside beyond with approx. 8 acres included in the sale. Offering a rare combination of privacy, space and outstanding views, this is a superb opportunity to acquire a distinctive rural home within easy reach of Darwen, Blackburn, nearby amenities and the M65 motorway network.



### Character & Lifestyle

For those seeking an idyllic countryside lifestyle, combining space with versatility, Bank Fold Lane Farm offers a truly special opportunity. This stone-built home is rich in charm, with traditional features and a warm, inviting atmosphere throughout, perfectly complemented by its elevated position and uninterrupted rural views. A beautifully designed conservatory which draws the outside in, creating a light-filled living space that celebrates the surrounding landscape in every season. The layout has been thoughtfully arranged to provide both comfortable family living and adaptable spaces. Generous proportions throughout ensure a sense of openness, while retaining a cosy and homely feel ideal for everyday living. Altogether, the property presents a harmonious blend of character, practicality and scenic perfection for those looking to embrace a peaceful yet well-connected rural way of life. A very good primary school is within a short walk in the village of Belthorn, which also boasts an excellent community owned pub.

### The Kitchen

The kitchen is a stylish and well-designed space, combining contemporary finishes with the character of the home. It features a range of modern wall and base units (one of which cleverly conceals the boiler), complemented by quality Corian work surfaces, Amtico flooring and a central island with a Neff induction hob, creating a practical and sociable layout.

Integrated appliances include Neff's popular 'slide and hide' energy efficient oven, an oven/microwave, a Neff dishwasher and a Quooker boiling water tap. With Fridge and Freezer space alongside ample storage and a built-in wine rack. Exposed timber beams add warmth and charm, enhancing the overall aesthetic.

A kitchen dining area is seamlessly incorporated, ideal for family living and entertaining, while natural light flows through the space. Original stone shelves add charm and practicality to the original pantry, adjacent to the kitchen. The kitchen also benefits from access to the adjoining conservatory, offering a bright extension of the living space with lovely countryside views.

### The Conservatory

The conservatory is a truly standout feature of the home, offering a stunning panoramic outlook across the surrounding countryside through its full-height glazing. Designed to maximise natural light, the vaulted glass ceiling creates a bright atmosphere, making it an exceptional space to enjoy throughout the seasons.

Beautifully arranged to incorporate both seating and dining areas, the room provides a versatile extension of the living space, ideal for relaxing or entertaining. The elevated position enhances the sense of privacy while framing uninterrupted views that can be appreciated from every angle.

The space blends seamlessly with the main house, while doors open directly onto the terrace, further connecting indoor and outdoor living. This is a unique and tranquil setting, perfect for enjoying the property's remarkable surroundings.

### Utility Room & Much More

The property benefits from a practical and versatile lower downstairs layout, ideal for modern living. A well-appointed utility room provides ample storage and workspace, fitted with base units, worktops and space for white goods, making it perfect for laundry and everyday household tasks.

A separate large workroom offers excellent flexibility, currently arranged as a studio space with extensive shelving and work surfaces with French doors opening onto the terrace at the back. The ground floor is further complemented by a boot and storage room with door to the back garden.

Additionally, a convenient restroom has been installed with a wash hand basin and W.C.

These additional spaces enhance the overall functionality of the home, offering valuable storage, workspace and potential for a variety of uses.

### The Living & Dining Room

The living and dining areas form an impressive open-plan space, beautifully combining character features with a warm and inviting atmosphere. Exposed timber beams and traditional stonework add depth and charm, while the layout allows natural light to flow throughout, enhancing the sense of space.

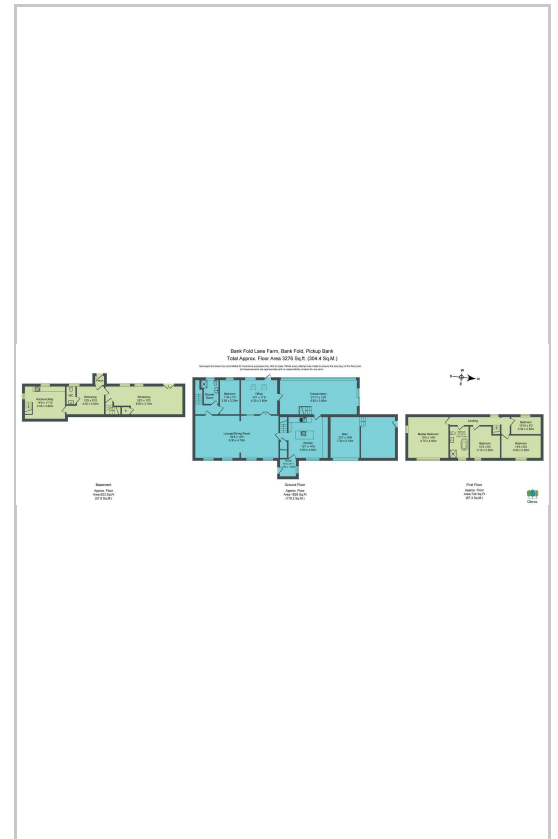
The dining area is perfectly positioned for both formal entertaining and everyday family meals, creating a welcoming setting at the heart of the home. The adjoining living space centres around a striking original inglenook-style fireplace with a multi-fuel stove, providing a cosy focal point ideal for relaxing evenings. Thoughtfully arranged to offer both openness and distinct zones, the room provides excellent versatility, accommodating a variety of seating areas without compromising on comfort. Rich textures and classic finishes further enhance the homely feel, making this a perfect setting for both entertaining and unwinding.

Leading off from the dining area via French doors is a roomy, light filled, home office, with a glass door leading to stone steps down to the terrace.

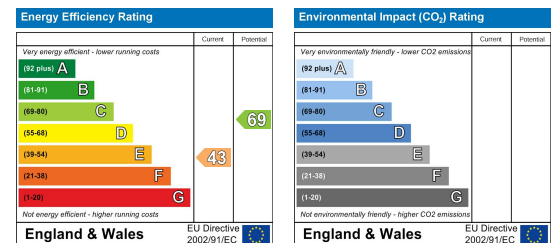
## Area Map



## 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