



## Hawkshaw Avenue

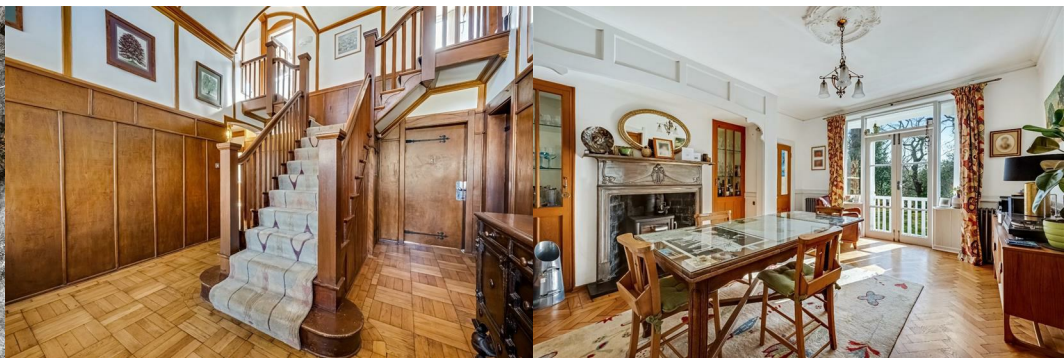
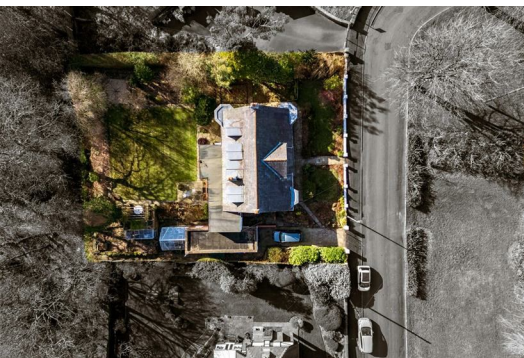
Darwen, BB3 0HU

Offers over £550,000



Lindale is a large, detached, Arts and Crafts style property sitting on a generous plot with south-facing mature gardens that border Sunnyhurst Woods. The house is well-proportioned with a truly spacious feel. It is brimming with original features, giving it great character and charm, and making it a perfect option for those in search of something unique.

A brief overview of the accommodation includes a grand entrance hall with gallery landing, lounge, dining room, kitchen, attached garage, four double bedrooms and three bathrooms. Since two of the four bedrooms and one of the bathrooms is on the ground floor, it can be used as both a bungalow and a two-storey home, making it suitable for multi-generational living. The generous plot features gardens to the front, side, and rear, plus a tandem gated drive.



### First Impressions

The incredible character of this property makes itself known as soon as you step inside. The entrance hall with a double height ceiling and feature staircase gives a grand first impression while complementing the original parquet flooring and wall panelling. Other notable original features here include the front double doors with stained glass and decorative-lead-work window surrounds, and the arched ceiling with timber detailing.

### Living Space

The two main reception rooms are situated to the rear of the property, as is the kitchen, and they take advantage of the lovely garden and woodland outlook. Due to their south facing position they are flooded with natural light.

The dining room is particularly bright and airy, with French doors and window surrounds opening onto the garden. The character features here include a cast iron Coalbrookdale fireplace with multifuel burner, integrated cabinetry and wall panelling, and more beautiful oak parquet flooring.

Leading into the lounge next door is a pair of original oak bifold doors, giving a nod to the property's 1922 heritage. Another standout feature here is the fantastic turret window in the corner of the room which brings oodles of character while continuing the bright and airy feel. The lounge is cosy too, with another Coalbrookdale iron fireplace and wood burner, which again complements the original oak parquet flooring. The wall lights here are originals as well! It's rare a property is retained with so much character and found in such excellent condition.

On the opposite side of the property to the rear is the large kitchen. The comprehensive range of fitted cabinetry is handcrafted out of solid oak with a granite worktop. Integrated appliances include a Rangemaster cooker with multiple ovens and gas hobs, Bosch dishwasher, freezer, a traditional style white ceramic sink with complementary traditional style mixer tap. There is also a hidden pantry cupboard providing heaps of extra storage space, in addition to allocated spots for the washing machine and dryer.

For added practicality, there's a large walk-in storage closet under the stairs - perfect for keeping all your miscellaneous bits and bobs tidy and out the way.

### Bedrooms & Bathrooms - Ground Floor

At the front of the property on the ground floor are two double bedrooms. Both are large doubles and have their own unique character - one with another turret window and character fireplace, and the other with an original bay window and fitted wardrobes. Since there are two large double bedrooms on the first floor, one or both of these bedrooms on the ground floor would alternatively make a great home office or hobby room, or perhaps a second lounge? Whatever your preference, the large rooms provide versatility in their use if four bedrooms aren't required.

Giving convenience to the bedrooms on the ground floor, there is also a shower room with part tiled walls, a tiled floor, and a three-piece suite comprising a walk-in corner shower, and matching Victorian-style wash basin and WC.

### Bedrooms & Bathrooms - First Floor

Up the imposing staircase and the gallery landing leads both left and right to bedrooms and bathrooms at either side. The bedrooms on the first floor are also large doubles and benefit from a unique design with vaulted ceilings and scenic views. Not dissimilar to the living spaces downstairs, these two bedrooms are flooded with natural light because of their south facing orientation. A bright and airy feel is a constant theme at Lindale! Another benefit of the bedrooms on this floor are the substantial walk-in closets which provide a great amount of storage space.

There are two bathrooms on the first floor, essentially giving each bedroom their own bathroom! Both bathrooms here offer more scenic views across the woodland canopy; one features a three-piece bath suite, and the second features a three-piece shower suite.

### Outside Space & Cellar

The generous plot and neighbouring woodland give plenty of privacy to the mature south-facing gardens at the rear. With a central lawn bordered by mature shrubs and small trees, it's a tranquil green haven that's sure to be a delight on warm summer days. There's lots of space for the little ones to play safely, plus amazing potential for keen gardeners... The garden also features two greenhouses, one of which has a 100-year-old grape vine that still produces grapes every summer! Adjacent to the greenhouses is also a substantial vegetable patch, and a small outbuilding that was once used as an air-raid shelter.

You definitely won't be short on storage space at Lindale. The tandem garage provides over 280 sq ft on its own, and the cellar is enormous, adding over 1,000 sq ft of additional storage, spanning the full footprint of the property, with lighting, power, plumbing, and a WC.

### Location

Nestled on the highly sought-after Hawkshaw Avenue in Darwen, this property enjoys an enviable location near the picturesque Sunnyhurst Woods and the stunning rolling countryside of Lancashire. Perfect for nature lovers and outdoor enthusiasts, the area offers scenic walking trails and fabulous countryside right on your doorstep.

Despite its peaceful setting, the property remains well-connected, with transport links to Blackburn, Preston, and Manchester, as well as easy access to local amenities, reputable schools, and the vibrant town centre.

### Specifics

The tax band is F.

The tenure is freehold.

There is gas central heating with a large Worcester combi boiler in the cellar.

The cellar spans the whole footprint of the property.

The residents of Hawkshaw Avenue jointly own the central green at the front of the property, which is managed by a residents committee. Each resident of the street contributes £100 per annum to maintenance and gardening. The trees on the green are protected.

The house is alarmed.

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.

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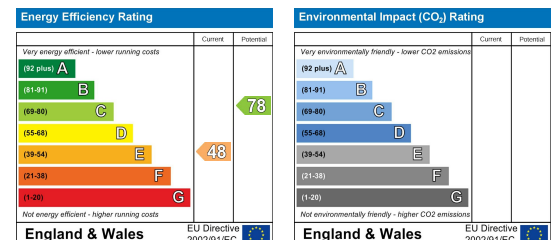
## Area Map



## Floor Plans



## Energy Efficiency Graph



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