Claves.

Blacksnape Road

Darwen, BB3 3PN

£450,000

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No chain! Panoramic views, beautifully presented interiors, a landscaped sun-trap garden and private parking for several cars – welcome to Windwhistle Cottage. It is a large link-detached cottage located in the scenic area of Blacksnape in Darwen, where there is a tasteful blend of character charm and premium contemporary style. The ground floor accommodates a lounge, kitchen-diner, and dining room, plus an entrance porch, utility room and downstairs WC. To the first floor the landing with vaulted ceiling connects the large master bedroom with en-suite, family bathroom, and two further bedrooms.

The current owners have done an excellent job in tastefully blending the cottage's character with contemporary style. The house showcases many character features, including oak beams, exposed stonework, mullion windows and period doors, which all add to its charm and complement the subtle, neutral décor that's presented in excellent condition to modern standards.

Living Space

Considering its cottage character, it is a deceptively spacious property with generous, well-proportioned rooms. The airy entrance porch welcomes you inside where there is plenty of room for a small bench and storage for coats and shoes, adding to its daily practicality.

Situated off the entrance porch is the downstairs WC and a utility room which provides allocated spots and plumbing for the washing machine and dryer. In the utility is a good amount of extra worktop and storage space, featuring period style cabinetry that complements the cottage character, and its external door opens onto the back garden. The Amtico wood-style flooring gives a rustic countryside yet premium feel and continues through the porch, utility, kitchen and dining room. Back to the entrance porch and to the right a corridor invites you through to the main living areas...

An imposing, exposed stone fireplace immediately grabs your attention as you enter the lounge at the rear of the home. Its great size creates a sense of grandeur, and the log burner within adds to the cosy cottage feel, while stone mullion windows frame beautiful views of the nearby countryside and Darwen Tower.

In the kitchen an exposed brick arch complements the beams overhead. These features, along with a large Rangemaster cooker within the arch, the in-frame shaker style cabinetry, and the Belfast sink all create a true country kitchen feel.

There's ample room for a table in the kitchen if desired, but if you prefer an even more spacious feel in the kitchen, the dining room is conveniently positioned next door. The dining room also lends itself to use as a home office if preferred.

Bedrooms & Bathrooms

The landing is larger than found in most cottages and gives even more charm to this already characterful property with its vaulted ceiling.

The master bedroom boasts a luxurious size and design, with a great amount of space, soft, thick cream carpet, and a comprehensive range of stylish contemporary fitted wardrobes. Despite its luxurious and contemporary feel, the charming character is evident, with more beams overhead and stone mullion windows which provide more scenic views across the open countryside at the front. The master also benefits from a four-piece en-suite, which includes a substantial storage unit with inset wash basin, walk-in shower, WC and bidet.

Both the second and third bedrooms are good sizes with ample room for double beds and freestanding furniture. They are well-proportioned for family life and it is no surprise that they are also presented in immaculate condition.

The fashionable styling and excellent condition are found in the family bathroom too! Wall panelling gives a nod to the period heritage, and complements the four-piece suite, comprising bath with shower, and a matching traditional style wash basin, WC and bidet.

Outside Space

It's rare that a country cottage like this comes with so much outside space! To the front is a parcel of land which provides private parking for several cars, as well as a large shed. You could perhaps even erect a garage here subject to relevant permissions. Regardless, you can rest assured you will never struggle to get a parking space.

The back garden is a fantastic size with fantastic scenic views to match! Immediately outside the house are tiered stone patios with mature beds and borders. It's a beautiful cottage garden that will surely be a delight for keen gardeners. The patios extend down to a lawn at the bottom of the garden, and the cherry on top is that it gets a great amount of sun due to its south-west facing orientation.

Location

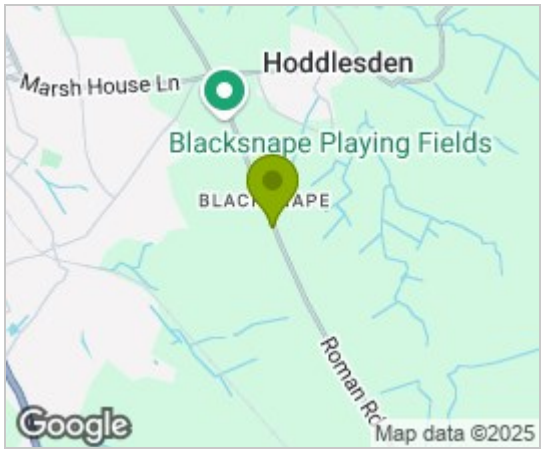
Blacksnape Road is a fantastic location if you are looking for a semi-rural, village lifestyle with the added benefit of plentiful amenities just a short drive away... Perched on the edge of Hoddlesden village, with Blackburn and Darwen to the north and the village of Edgworth and Bolton town to the south, you are only a quick trip in the car from all the conveniences you'd ever need.

Hoddlesden offers the Ranken Arms, a village store and deli, and the highly regarded Hoddlesden St Pauls CE primary school. There's a great variety of scenic walks and trails to enjoy on your doorstep, and the award-winning Moorview Equestrian Centre is also just a hop skip and a jump down the road, perfect if you require equestrian facilities.

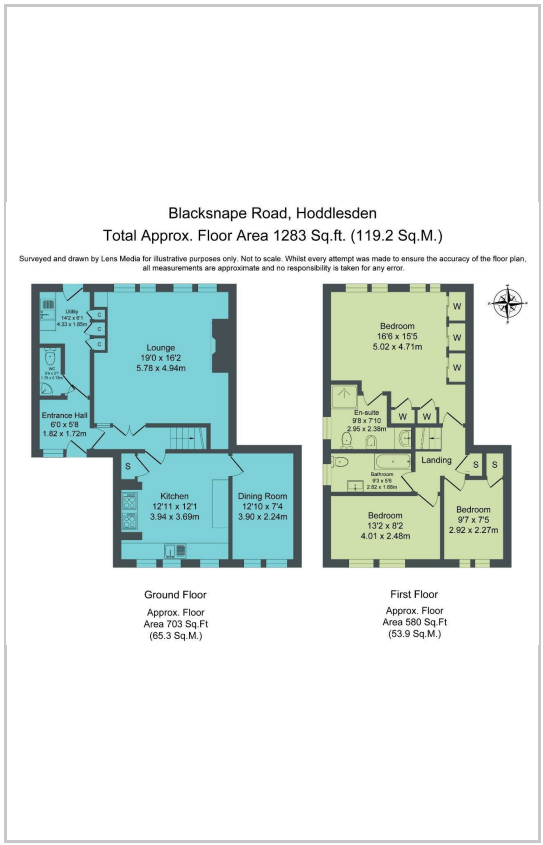
Specifics

The tax band is B.
The tenure is freehold.
There is gas central heating with an Alpha boiler located in one of the front bedrooms.
The energy efficiency rating is 73/C which is considered good and higher than average.
The house is alarmed.

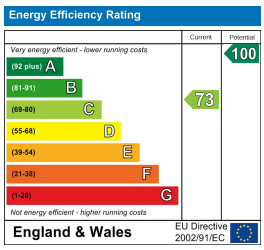
Area Map

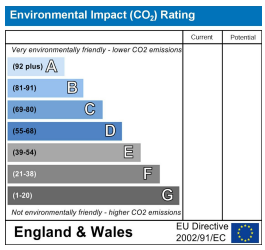


Floor Plans



Energy Efficiency Graph





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