



Claves.



Punstock Lane

Darwen, BB3 2SU

Offers around £795,000



Believed to date back to the 1600s, this unique detached property provides a huge amount of space both inside and out, offering lovely rural views while being situated in a highly private position on its secluded 6 acre plot set amidst countryside, just a stone's throw from the beautiful Bold Venture Park.

The house boasts over 3,000 sq ft of accommodation and is brimming with character features and period charm, including exposed stone and wooden beams, stone mullion windows, and bespoke joinery with ornate detailing. Interiors offer scope for modernisation while retaining stunning character.

A brief summary of the ground floor includes an impressive entrance hall and central hallway, three well proportioned reception rooms and a large kitchen, utility room, boot room, downstairs WC, and a versatile space which requires work to be finished. To the first floor is an impressive landing, master bedroom with dressing room and an en-suite requiring work, a large second bedroom and family bathroom, plus another large room which requires work to be finished and create a large bedroom with en-suite.



Living Space

The home welcomes you inside through an impressive entrance hall which gives you the first impression of the incredible character found throughout. The entrance invites you further into the home where a central hallway with an imposing stone staircase and more period features connects the living spaces downstairs.

To the left is the snug which would make for an incredible home office, and to the right is the main lounge where a fantastic stone fireplace houses an open fire. Like the rest of the house the lounge is well proportioned with a generous footprint, and offers scope for modernisation. The generous size of the lounge allows for two areas, a traditional cosy lounge area in front of the fire, and the area in front of the very large window provides a more 'summery' vibe where you can sit and unwind while enjoying views of the garden.

Adjacent to the large lounge is the equally large country kitchen which again offers scope for modernisation, though its generous size provides a brilliant opportunity for those in search of and willing to undertake modernisation. There's an abundance of storage space, and integrated appliances include an oven and microwave, four plate induction hob, and sink with tap and drainer.

The kitchen leads further through to another huge reception room suitable for dining or perhaps a mixture of uses owing to its large size, and to the utility which provides further storage, sink with drainer and tap, and plumbing for the washer and dryer. The boot room, back door and downstairs WC are situated in this part of the house too, offering great practicality for family life and for those enjoy the great outdoors with four-legged friends.

Also on the ground floor, next to the front door and entrance hall, is a large room which is currently unfinished but offers excellent potential for those in search of and willing to undertake work. You could create a second lounge or entertaining area, a space for the kids, or perhaps even a home gym or studio of some sort!

Bedrooms & Bathrooms

From the central hallway the beautiful stone staircase with oak detailing gives access to the fabulous landing, where a subtle vaulted aspect allows a tall arched, stone framed window to reach up from the ground floor. The notable character continues in the master bedroom with more exposed stone and the platform on which the king size bed sits, further leading to the dressing room and an en-suite which requires work to be finished, though would certainly make an impressive master suite once complete.

The second bedroom is also a large double, and sits next to the generous family bathroom which has been exceptionally well cared for though provides scope for modernisation too. The current four-piece suite comprises a bath, wash basin, WC and bidet.

Similar to the ground floor, there is a large room within the property upstairs which requires work to be finished – it sits directly above the space downstairs – and is ideal as another large bedroom with en-suite.

Outside Space & Land

Externally is a long sweeping driveway and turning circle, mature, landscaped gardens with natural stream and water features, plus an array of hidden terraces and lawns. Due to the huge size of the plot there is significant potential here, including an outbuilding with garages of approximately 1,500 sq ft, historically used as a workshop. Due to the plentiful land and potential for erection of stables, it may also be suitable for equestrian uses.

A Convenient Countryside Location

Hollybank Farm is situated on the edge of the countryside in Darwen and affords great views in all directions, overlooking the extensive green grounds and surrounding moorland directly behind the house.

Though the house is in a rural setting, central Darwen is only a few minutes' drive or 20-minute walk or so, meaning you get the best of both worlds – a peaceful countryside abode with the convenience of modern amenities nearby too!

Belgrave Road leads into central Darwen where a large variety of amenities are found, from independent shops, cafes, bars and restaurants to larger chain supermarkets, Darwen Leisure Centre, schools, and transport links... Darwen is a well-connected town. Darwen Train Station is a just a five-minute drive or fifteen-minute walk, which is part of the Manchester to Clitheroe line. The M65 Junction 4 is a ten-minute drive away which provides access across the country.

Bold Venture Park is nearby too, which offers a refreshing green space featuring landscaped gardens and woodland, a waterfall, pond, and children's playground – it's a space perfect for morning runs or strolls with the kids and four-legged friends! And for the more adventurous lovers of the outdoors, there's Darwen Tower and the surrounding moorland; the nearby moorland can be accessed easily on foot, which opens onto plenty of trails along the West Pennines, perfect for walking, running, and cycling.

Specifics

The tax band is G.

The tenure is Freehold.

The property is connected to mains drains, gas, electric, and water.

There is gas central heating with a Remeha boiler and Keston tank system.

The house is alarmed.

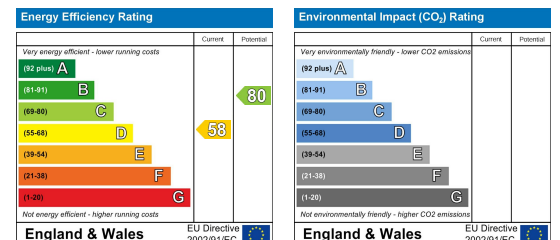
Area Map



Floor Plans



Energy Efficiency Graph



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