Claves.



Whittlestone Head

Darwen, BB3 3RS

Offers in the region of £1,300,000

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Situated in the quaint rural hamlet of Whittlestone Head, with extensive landscaped gardens and approximately six acres of land, this generous detached and extended stone property offers the best of countryside living. Its location between Bolton and Darwen means there's the convenience of plenty of amenities within a short drive, with easy access to the motorway network too.

A brief overview of the main property includes a central entrance hall, living room, multifunctional family and dining room, kitchen and breakfast room, utility, downstairs WC, porch, four large double bedrooms with two en-suites, and a family bathroom. The main property is accompanied by four/five useful outbuildings, comprising a double garage attached to an annex style office building, summerhouse, a large shed and a greenhouse.







Character & Lifestyle

Set within the peaceful rural hamlet of Whittlestone Head, Higher Whittlestone Head Farm presents a truly distinctive opportunity to enjoy the freedom, privacy and beauty of country living, with approximately six acres of land, beautifully landscaped gardens and far-reaching views across the surrounding Lancashire countryside.

This impressive detached stone farmhouse combines timeless rural character with contemporary comfort, creating a home that feels wonderfully removed from the pace of everyday life while remaining conveniently positioned between Bolton and Darwen. From the warmth of exposed stonework and solid oak detailing to the inviting reception spaces and thoughtfully finished interiors, the property offers a compelling blend of heritage, space and modern practicality.

Whether you dream of entertaining family and friends, enjoying long countryside walks from your doorstep, keeping animals, cultivating your own produce or simply having room to breathe, this is a home that offers the freedom to shape a lifestyle around your own ambitions.

Living Space

The entrance hall gives you the first impression of the large proportions, and its exposed stone walls with oak floor and complementary bespoke oak staircase create a rustic warmth.

The property's character is immediately apparent, with natural stone, exposed oak beams and bespoke oak detailing creating a warm and welcoming atmosphere. Generous proportions throughout allow for a variety of ways to live, relax and entertain, with two substantial reception rooms offering distinct yet complementary spaces.

A pair of multi-fuel and log-burning stoves provide inviting focal points for cooler evenings, while patio doors connect the principal living areas with the outdoor spaces, making it easy to enjoy the gardens throughout the seasons.

At the heart of the home, the spacious kitchen combines traditional character with modern functionality. Solid granite worktops, contemporary cabinetry and a range of integrated Neff appliances are complemented by a breakfast bar, creating a practical and sociable environment for everything from relaxed family breakfasts to preparing meals for larger gatherings. A generously proportioned utility room provides valuable additional storage and workspace, with the flexibility to accommodate the demands of busy rural living.

Further practical aspects on the ground floor include a porch for extra storage, and the downstairs WC which is fully tiled with Villeroy & Boch sanitaryware and Hans Grohe brassware – a high-quality finish which is also found in each of the bathrooms upstairs.

Bedrooms & Bathrooms

Ascending the beautiful bespoke oak staircase, the spacious landing features more exposed stone and solid oak flooring, connecting the bedrooms and bathrooms with a small corridor.

Like the living spaces, each of the four double bedrooms and bathrooms are presented in excellent condition where contemporary styling blends tastefully with countryside character. Each of the bedrooms also boast scenic views in all directions.

The master features a part-sloped ceiling which adds to the character, where Velux windows create a bright and airy ambience. Its 34 sq. m footprint provides oodles of space, and the fully tiled, modern three-piece en-suite includes a large walk-in shower, wall-mounted WC and basin. The second bedroom also features a three-piece en-suite of a similar design and finish. One of the other bedrooms is currently used as a home cinema, fully equipped with a high-definition Sony projector, screen, and Yamaha surround sound system.

Outside Space

The grounds are a defining feature of Higher Whittlestone Head Farm. Extensive landscaped gardens surround the property, with multiple lawns, established planting and two generous walled patio areas providing attractive settings for outdoor dining, summer entertaining or simply enjoying the tranquillity of the surroundings.

A wildlife pond, fed by a natural spring, adds another layer of charm, creating a peaceful focal point and encouraging local wildlife. Nearby, the characterful summerhouse known as 'Frog Cabin' enjoys a particularly appealing position beside the pond, with its decking providing a wonderful spot to sit back and take in the views.

Beyond the immediate gardens, approximately six acres of land offer exceptional scope for those seeking a stronger connection with the countryside. Whether your interests lie in gardening, outdoor pursuits or simply enjoying the sense of space, the setting provides an increasingly rare opportunity to embrace a more independent and outdoor-focused way of life.

Outbuildings

The appeal extends beyond the main residence, with a collection of useful outbuildings adding considerable flexibility to the property.

A substantial detached building known as 'The Barn' is currently arranged as a home office, offering a separate environment for working from home away from the main living accommodation. With its high ceilings, natural light and independent heating system, it also presents potential for a variety of alternative uses, subject to any necessary consents.

Further facilities include a double garage, garden sheds, a greenhouse and an established allotment-style growing area with raised beds. For those who enjoy growing their own fruit and vegetables, pursuing hobbies or simply having the space to accommodate equipment and outdoor pursuits, these additional facilities are a particularly valuable asset.

Ample private parking further enhances the property's practicality, with space for multiple vehicles and the potential to accommodate larger lifestyle vehicles, subject to individual requirements.

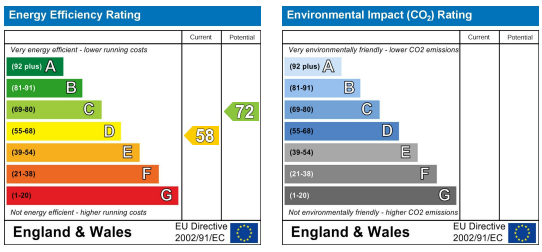
Area Map



Floor Plans



Energy Efficiency Graph



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