



Claves.



## Astley Bank

Darwen, BB3 2QB

'Ashdale' is a most imposing stone detached residence dating back to the 1870's. Originally owned by a local cotton mill owner William Ashton who was reputed to help gain freedom of the moors for the people of Darwen.

Sitting on an enviable plot (approx 0.75 acres) of mature gardens benefiting from a fabulous woodland backdrop bordering the west Pennine moors it is set amongst a small hamlet of similar style properties. This 19th century property still retains lots of character and would suit any discerning purchaser looking for a spacious family sized home. Accommodation is laid out over three floors with the addition of three cellar rooms offering further scope if needed.

Located in a convenient position with the M65 motorway approx 2.5 miles away, amenities in Darwen nearby as well as neighbouring towns Blackburn and Bolton are within easy reach. Darwen train station (approx 1 mile away) provides great commuting links to Manchester city centre and the airport.

Offers around £700,000

# Astley Bank

Darwen, BB3 2QB



- Magnificent Stone Detached Residence
- Seven Bedrooms
- Three Cellar Rooms
- A Rare Opportunity to Purchase such an Imposing Period Property!
- Sits on Enviaible plot (approx 0.75 Acre)
- Two Reception Rooms
- Family Bathroom, Shower Room, Ensuite
- Accommodation on Three Floors
- Breakfast Kitchen with Sitting Area
- Fantastic Location with Woodland Views

[Covered Entrance](#)

[Guest Cloakroom](#)

[Reception Room One](#)

16' x 15'10" (4.88m x 4.83m)

[Reception Room Two](#)

19'11" x 15'9" (6.07m x 4.80m)

[Kitchen / Breakfast Room](#)

22'3" (max) 14'9" (min) x 14'8" (6.78m (max) 4.50m (min) x 4.47m)

[Utility / Boot Room](#)

15'1" x 6'4" (4.60m x 1.93m)

[Cellars](#)

[First Floor - Landing](#)

[Master Bedroom](#)

16' x 12'8" (4.88m x 3.86m)

[Three piece En-suite](#)

[Bedroom Two](#)

16' x 16' (4.88m x 4.88m)

[Bedroom Three](#)

10'8" x 15' (3.25m x 4.57m)

[Bedroom Four](#)

15' x 10'5" (4.57m x 3.18m)

[Three piece Family Bathroom](#)

[Two piece Shower Room](#)

[Second Floor - Landing](#)

[Bedroom Five](#)

10' x 11'9" (3.05m x 3.58m)

[Bedroom Six](#)

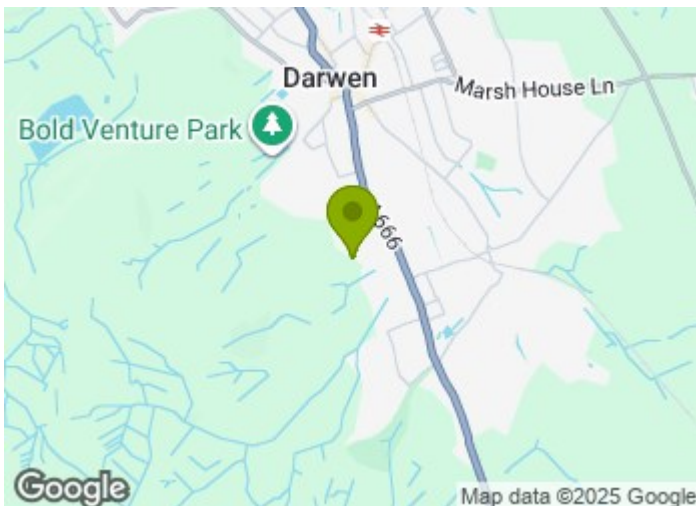
15'8" x 11'5" (4.78m x 3.48m)

[Bedroom Seven](#)

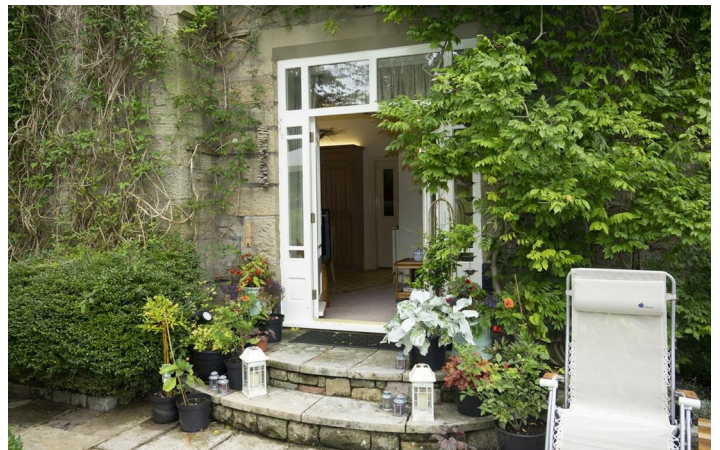
14'9" x 10'3" (4.50m x 3.12m)

[Outside](#)

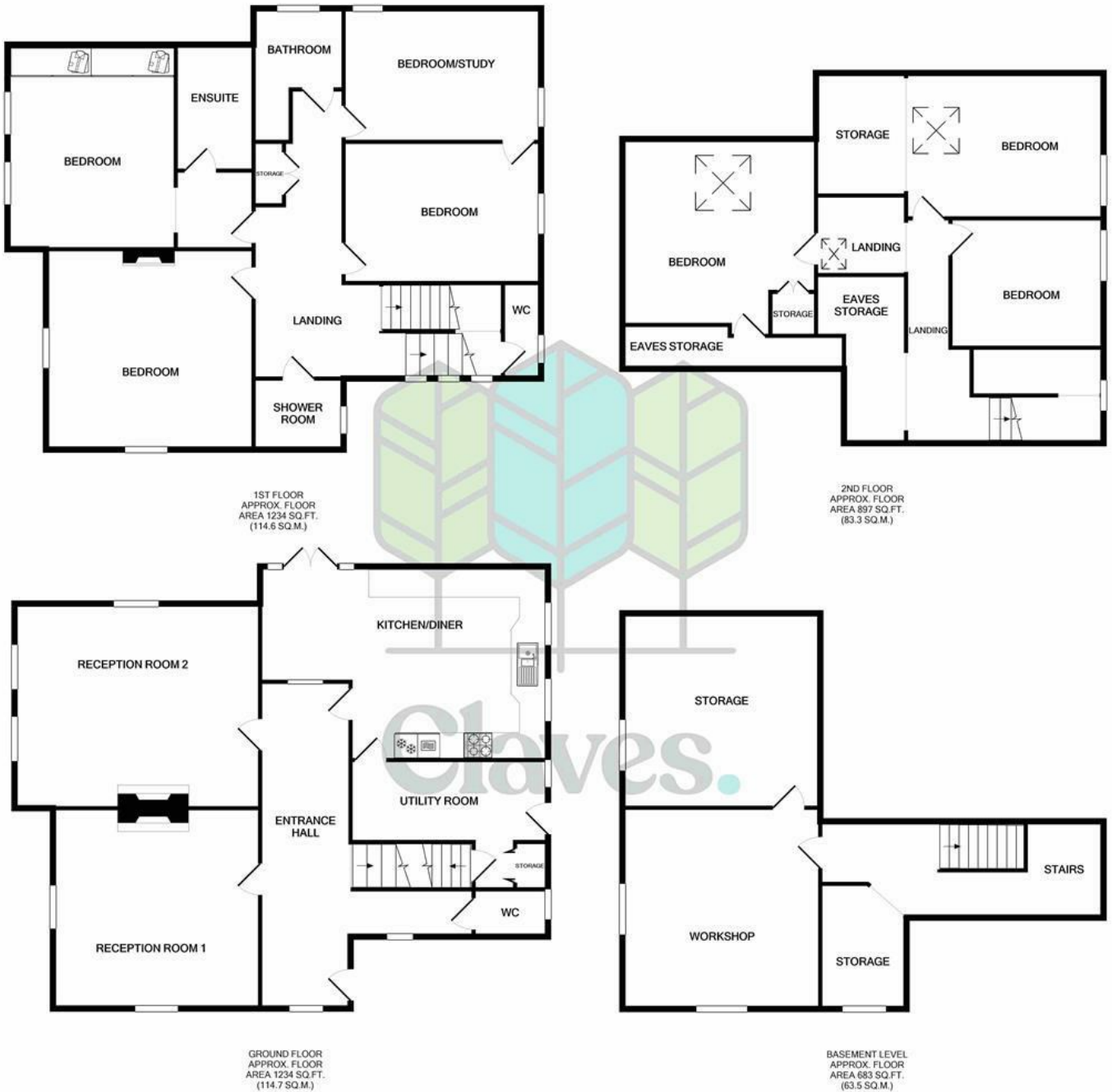
[Aerial Views](#)



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# Floor Plan



ASHDALE - MARKETING BY CLAVES ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 4048 SQ.FT. (376.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2020)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		80	 (91 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions		69
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	