



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Bank Fold, Darwen, BB3 3QG

Offers Over £800,000

A SUPERB DETACHED EQUESTRIAN PROPERTY WITH TWO ANNEXES SAT ON AN ENVIABLE 2 ACRE PLOT

Nestled in the serene countryside of Pickup Bank, Darwen, this substantial five-bedroom detached barn conversion is a true gem waiting to be discovered. The property boasts a perfect blend of traditional character features such as exposed stonework, beams, and stone mullioned windows, alongside a contemporary country-chic aesthetic, creating a warm and inviting atmosphere ideal for a growing family.

With two reception rooms and three bathrooms, this property offers ample space for comfortable living. The picturesque surroundings of rolling countryside and Pickup Bank Reservoir provide a tranquil backdrop, with stunning views towards the iconic Darwen Tower.

Situated on an enviable approximately 4-acre plot, this home comes complete with four stables and a tack room, catering to the needs of equestrian enthusiasts. Additionally, the property features two annexes - a one-bedroom and a two-bedroom - offering versatility to accommodate various family setups, whether it be extended family, elderly parents, or teenage children.

If you are seeking a charming countryside retreat that seamlessly combines rustic charm with modern comforts, this barn conversion in Pickup Bank is the perfect choice. Don't miss the

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 5  4  2  E

- Tenure Freehold
- Ample Off Road Parking
- An Abundance Of Space
- Approximately Two Acre Plot With Stables And Paddocks

- Council Tax Band E
- Five Bedroom Detached Barn Conversion With Two Annexes
- Panoramic Countryside Views

- EPC Rating E
- Easy Access To Major Commuter Routes
- Secluded And Private Property

Ground Floor - Entrance Hall

8'4 x 7'8 (2.54m x 2.34m)

Hardwood double glazed entrance door, UPVC double glazed stone mullioned window, central heating radiator, exposed beams, wood flooring and open access to main hallway and side hallway.

Side Hallway

7'9 x 6'11 (2.36m x 2.11m)

UPVC double glazed stone mullioned window, UPVC double glazed roof, central heating radiator, exposed stone elevations, wood flooring and UPVC double glazed door to office and open access to inner hall.

Office

9'11 x 8'1 (3.02m x 2.46m)

Central heating radiator, exposed beams and spotlights.

Inner Hall

18'3 x 4'2 (5.56m x 1.27m)

Central heating radiator, spotlights, wood flooring and doors to shower room, bedroom five, gym and reception room two.

Bedroom Five

13' x 6'10 (3.96m x 2.08m)

UPVC double glazed window, central heating radiator, spotlights and door to back hall.

Shower Room

9'4 x 7'2 (2.84m x 2.18m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, two vanity top wash basins with mixer taps, walk in direct feed rainfall shower with rinse head, illuminated mirror, integrated washing machine and tumble dryer, tiled elevations and tiled flooring.

Gym

9'7 x 9'5 (2.92m x 2.87m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

Reception Room Two

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed window, central heating radiator, cast iron log burning stove with tiled hearth and stone mantle and door to bedroom two.

Bedroom Two

10' x 9'5 (3.05m x 2.87m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

6'10 x 4'2 (2.08m x 1.27m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed corner shower, extractor fan, fitted wardrobes, illuminated mirror, tiled elevations and tiled flooring.

Main Hall

19'3 x 7'11 (5.87m x 2.41m)

Central heating radiator, vaulted ceiling, wood flooring, storage, stairs to first floor and doors to kitchen, reception room one.

Reception Room One

16'9 x 11'8 (5.11m x 3.56m)

Three UPVC double glazed stone mullioned windows, central heating radiator, part wood panel elevation, log burning stove with stone hearth and wood flooring.

Kitchen

29'2 x 14'4 (8.89m x 4.37m)

Four UPVC double glazed windows, two central heating radiators, exposed beams, spotlights, wood panel wall and base units, granite worktops, wood worktops, island, Aga range cooker, double ceramic sink with double integrated draining ridges and mixer tap, integrated dishwasher, cast iron log burning stove with stone surround, tiled flooring, open access to pantry area and UPVC double glazed French door to front garden.

Pantry Area

7'11 x 7'6 (2.41m x 2.29m)

Space for American style fridge freezer, integrated microwave oven, tiled flooring and open access to back hall.

Back Hall

6'3 x 4'1 (1.91m x 1.24m)

UPVC double glazed window, tiled flooring and UPVC double glazed door to rear.

First Floor - Landing

15'5 x 8'3 (4.70m x 2.51m)

UPVC double glazed stone mullioned window, central heating radiator, vaulted ceiling, exposed beams, galleried landing, doors to three bedrooms and bathroom.

Bedroom One

14'5 x 11'8 (4.39m x 3.56m)

UPVC double glazed stone mullioned window, central heating radiator, loft access, open access to en suite and UPVC double glazed French doors to balcony.

En Suite

11'8 x 7'1 (3.56m x 2.16m)

Two Velux windows, UPVC double glazed window, spotlights, low basin WC, two vanity top wash basins with waterfall mixer taps, walk in direct feed shower with rinse head, fitted storage, part tiled elevations, part wood panelled elevations and tiled flooring.

Bedroom Three

13' x 7'7 (3.96m x 2.31m)

UPVC double glazed window, central heating radiator and eaves storage.

Bedroom Four

9'10 x 7'5 (3.00m x 2.26m)

UPVC double glazed stone mullion window, central heating radiator, fitted open wardrobes.

Bathroom

8'4 x 6'2 (2.54m x 1.88m)

Two Velux windows, spotlights, low basin WC, two vanity top wash basins with mixer taps, freestanding double bath will waterfall mixer tap and rinse head, tiled elevations and tiled flooring.

Annex One - Open Plan

Living/Kitchen

25'8 x 14'5 (7.82m x 4.39m)

UPVC double glazed entrance door, four UPVC double glazed windows, electric radiator, TV point, wall and base units, marble worktops, integrated oven, four ring electric hob, inset composite sink with integrated draining ridges and mixer tap, breakfast bar, integrated fridge freezer, integrated washing machine, wood effect flooring and door to bedroom and Jack and Jill en suite.

Bedroom

16'1 x 7'7 (4.90m x 2.31m)

UPVC double glazed window, electric radiator, TV point and door to Jack and Jill en suite.

