



1 Meadowhead Cottage, Long Hey Lane, Pickup Bank, Darwen

£375,000

A rare opportunity to acquire a detached cottage, adjoined by open countryside and situated at Meadowhead, between the popular village of Hoddlesden and the hamlet of Pickup Bank. There is easy access to all surrounding towns and both the M65 and M66 motorways are within easy reach of the property. In our opinion the property offers immaculate accommodation throughout with many original features. The property briefly comprises of, to the ground floor; Entrance vestibule, hallway, lounge with wood burning stove, fitted kitchen with bespoke oak units, dining room, utility room, ground floor shower room plus a further reception room/office/potential fourth bedroom with patio doors. To the first floor there are three bedrooms (two doubles and a single) all with fitted furniture, together with a four-piece family bathroom. Externally there are established and well-maintained gardens to the side and rear. In addition, there is a large attached double garage. Gas central heating (Calor gas), PVC double-glazed windows and a security alarm system. Viewing is a must!



Long Hey Lane, Pickup Bank, Darwen

LOCATION

From Darwen town centre turn left onto Hardman Way and continue onto Sudell Rd, turn right onto Marsh House Lane and go through the roundabout, continue straight onto Hoddlesden Rd, continue past Hoddlesden Village square as the road drops down take the right turn on the bend onto Long Hey Lane, follow the road and Meadowhead Cottage is on the left-hand side.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

Storage cupboard

ENTRANCE HALL

Spindled balustrade staircase, built in cupboard, storage cupboard, PVC double-glazed window, radiator with cover

LOUNGE

14'5 X 14'3 PVC double-glazed window (rural aspect), radiator, log burning stove in fireplace, wall lighting, beamed ceiling

FULLY FITTED KITCHEN

12'1 X 9'5 Bespoke handmade solid oak wall and floor units, single drainer sink unit, radiator, tiled floor, spotlighting

DINING ROOM

14'5 X 11'6 PVC double-glazed window, radiator, recessed fireplace with solid oak mantel, wall lighting

UTILITY ROOM

8'11 X 6'1 Fitted wall cupboards, tiled floor, PVC double-glazed window

SHOWER ROOM

8'8 X 5'4 Large walk in shower, wash hand basin, low level WC, radiator, PVC double-glazed window, fully tiled elevations, tiled floor

REAR ENTRANCE

PVC door

SITTING ROOM/BEDROOM 4

14'8 X 13'1 PVC double-glazed window, patio doors, radiator, stone built fireplace



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band F
Blackburn with Darwen Borough Council
31

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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FIRST FLOOR

Landing, loft hatch

BEDROOM 1

15'2 X 14'8 PVC double-glazed window, radiator, fitted wardrobes and matching dressing table unit

BEDROOM 2

14'8 X 14'8 PVC double-glazed window, radiator, fitted wardrobes, matching dressing table unit with drawers

BEDROOM 3

11'11 X 9'2 PVC double-glazed window, radiator, built in furniture

FOUR PIECE BATHROOM

Panelled bath, walk in shower, wash-hand basin, low level WC

OUTSIDE

Gardens to the side and rear

LARGE ATTACHED GARAGE

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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