



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## Priory House, 5 Bury Fold, Darwen

**£625,000 Chain Free!**

### LOCATION

From Darwen town centre leave on A666 Bolton Road, immediately after the petrol station turn right onto Bury Fold Lane, continue ahead, just past Ellerslie House, the track to Bury Fold Cottage is on the left hand side, Priory House is set back at the far end.

### TENURE

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



## Priory House, 5 Bury Fold, Darwen

Available for the first time in over 20 years, Priory House is a magnificent Grade 2 listed property set in superb gardens boasting an enviable setting within the quaint hamlet of Bury Fold. On the edge of the West Pennine Moors with delightful views this is an opportunity to own not just a unique house but a little piece of history too.

Dating back to the 1500's, there is a wealth of charm to discover from the moment you enter. Beautifully renovated and restored over the last two decades, Priory House combines historical highlights with modern luxuries that will delight the most discerning purchaser. Taking care to respect its heritage whilst providing contemporary living, this home is brimming with original features. It enjoys stone mullioned windows, stone sills, exposed stone walls and beamed ceilings and the full width imposing inglenook with its large log burner is a sight to behold.

This spacious accommodation is of the highest standard with a new oak staircase, oak doors throughout, stunning large farmhouse kitchen with Travertine floor tiles, beautiful cabinets, granite countertops, Rangemaster oven/hob and a Belfast sink. The benefit of another log burner in the kitchen makes for a cosy environment to entertain. With the sun lounge directly off the kitchen, affording spectacular views, this is a relaxing and peaceful space. There's also a separate utility room downstairs with access to the rear garden. In fact every room at Priory House is presented in immaculate condition and each room reveals charming touches as period and contemporary come together effortlessly.

The welcoming hallway is a delight with its flag floor and a very handy boot/cloakroom, just perfect for returning from walking the glorious countryside that is on your doorstep. The stunning lounge oozes warmth and character and the log fire in the inglenook calls you to gather around it. The oak staircase, with stylish stair rods, leads you upstairs to a gorgeous galleried landing. The windows with their thick stone sills afford views over your front/side garden. The exposed stone and beams add to the charm. There are four double bedrooms all beautifully appointed but special mention must be given to the spectacular double height vaulted ceiling of one of the rooms upstairs. This room is so multipurpose, currently being used as a yoga studio, but would make for a wonderful bedroom, office or music room . . . you choose. Two exceptionally appointed bathrooms, the master ensuite benefiting from Villeroy & Boch sanitary ware with Karndean flooring in both only adds to that luxurious feel.

Gas central heating, combi boiler, double glazing and integrated appliances are all installed.

Externally there are generous gardens to the front, side and rear of the property. The front has a York stone and cobbled driveway providing ample parking. The rear garden has a more contemporary feel with lots of space for outdoor furniture and outdoor dining whilst enjoying the extensive views. You'll certainly see an abundance of wildlife.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band F  
Blackburn with Darwen Borough Council  
D

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.

## Priory House, 5 Bury Fold, Darwen

The amenities of Darwen and neighbouring Bolton are a short drive away. Leisure facilities, schools, pubs, restaurants and transport links are all here. There's the benefit of Darwen railway station providing a link into Manchester and there is easy road access to the M65, M61 and M6.

Priory House is a special and remarkable property nestled away in a semi-rural location. Properties such as this are hard to find and even harder to leave. Could this be your next home?

### ACCOMMODATION

#### ENTRANCE HALL

Stone flagged floor, radiator, large walk in store with light, shelving and coat hooks

#### LOUNGE

19' 6" x 15' 9" (5.94m x 4.8m) Feature inglenook fireplace with wood burning stove and stone hearth, beamed ceiling, exposed natural stone walls, open oak staircase to first floor, double radiator, double-glazed picture window (excellent views over the surrounding area towards Blacksnape), radiator with cover

#### BESPOKE FITTED FARMHOUSE STYLE DINING KITCHEN

19' 3" x 13' 9" (5.87m x 4.19m) Full range of fitted wall and floor units including drawers and glazed display unit, 'Belfast' sink with mixer tap, black granite worktops, wood burning stove in original feature stone fireplace, double radiator, 'Rangemaster' oven and hob, integrated dishwasher, integrated fridge-freezer, 'Travertine' flooring, beams and spotlighting to ceiling, open through to;

#### SUN ROOM

14' 2" x 9' 0" (4.32m x 2.74m) Oak framed vaulted double-glazed roof and double-glazed windows (stunning views), 'Travertine' flooring

#### UTILITY ROOM

8' 10" x 6' 11" (2.69m x 2.11m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, plumbed for automatic washing machine, vented for tumble dryer, concealed gas fired central heating boiler unit, two double-glazed windows (stunning views), 'Karndean' flooring



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

## Priory House, 5 Bury Fold, Darwen

### FIRST FLOOR

Spacious landing, oak spindled balustrade, radiator, original exposed natural stone openings, an original stone fireplace, two double-glazed windows, wall lighting, loft access via pull down ladder (part boarded, light, window)

### BEDROOM 1

15' 6" x 13' 0" (4.72m x 3.96m) Double-glazed windows (fabulous views), radiator, Karndean flooring, spot-lighting

### EN SUITE BATHROOM

Large bath, pedestal wash hand basin, low level WC, chrome radiator/heated towel rail, part tiled elevations, 'Karndean' flooring, double-glazed window (fabulous views)

### BEDROOM 2

11' 6" x 10' 0" (3.51m x 3.05m) Two double-glazed windows, radiator

### BEDROOM 3

13' 9" x 7' 6" (4.19m x 2.29m) Double-glazed window with fabulous views over the surrounding areas, radiator

### BEDROOM 4 (currently used as a yoga studio)

12' 6" x 7' 5" (3.81m x 2.26m) Double radiator, two original stone mullioned windows, exposed original natural stone elevations, high vaulted beamed ceiling

### THREE-PIECE SHOWER ROOM

Corner shower, wash hand basin, W/C, fully tiled walls, Karndean flooring, mirrored cabinet with light, chrome radiator/towel rail, spot-lighting

### OUTSIDE

Substantial gardens to the front, side and rear. York stone paving and a cobbled driveway provides ample parking. There's a handy fuel store and a timber bin store complete with Welsh slate roof tiles. Cobbled steps lead you up to an extensive lawn with herbaceous borders and a raised Indian stone side patio. The Indian stone continues to the rear of the property where you will find another lawn and plenty of space to enjoy outdoor seating and outdoor dining whilst taking in the beautiful view.

### 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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)