



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Links Lane, Pleasington, Blackburn

Offers Over £850,000

The Yews is a distinguished property. Dating from the late 18th Century, this very impressive detached house enjoys an enviable location, situated at the end of Links Lane in the beautiful village of Pleasington. Set in exclusive, mature grounds with generous garden areas, alongside separate land that is currently being used as a small football pitch by the owners, this superb family home enjoys much original charm and character, while enjoying all modern amenity.

The accommodation is entered through a traditional porch, leading to an entrance hall with a feature staircase. There is a private sitting room, a spacious lounge with an Inglenook fireplace leading into a large family room (that was recently converted from a conservatory) which enjoys stunning views of the surrounding area. The dining room overlooks the courtyard terrace at the rear. The farmhouse style open plan kitchen has custom made units, granite worktops and an Aga range. It has a pantry, boot room and large utility room with separate WC adjoining. The large



Links Lane, Pleasington, Blackburn

study with french doors and windows completes the ground floor.

The first floor is accessed by the feature staircase with a carved balustrade. The spacious master bedroom has wall to wall mirrored wardrobes and a secret dressing room along with an excellent ensuite bathroom. There are 3 further double bedrooms all with fitted wardrobes. The fully tiled family bathroom boasts an hexagonal bath, twin wash basins and a walk in shower.

Externally the property wraps around a paved courtyard at the rear, and the private gardens boasts more trees and bushes and large lawned areas. There is a double garage and adjoining playroom/office that is currently being used as a home gym, and an additional parking area.

Pleasington is a much sought after village, offering the best of both worlds, with a timeless English countryside feel whilst being situated conveniently next to several major conurbations. Pleasington boasts two local pubs, a railway station and has one of the regions most highly recommended golf clubs. It has rail links to the surrounding towns of Blackburn and Preston, where it connects to the West Coast Line giving access to London and Scotland. The access to the regions motorway network is within approximately 3 miles at J3 of M65 giving access to both East and West Lancashire and connecting to M61 for Manchester and its airport and M6 for the North and South.

Modern amenity is provided by all mains services, gas central heating and double glazing. The property has been tastefully modernised and provides well maintained accommodation throughout.

This is an excellent family property which provides for versatile modern living and home working. Viewing is essential to fully appreciate its location, size and quality

TENURE

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

ACCOMMODATION

ENTRANCE PORCH

Flagged floor, double radiators, side window and feature circular window.

ENTRANCE HALL

Radiator with cover, cupboard under feature staircase with carved balustrade.

2 PIECE CLOAKROOM

Wash basin, WC, radiator.



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band G
Blackburn with Darwen Borough Council
53

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.

Links Lane, Pleasington, Blackburn

SITTING ROOM

16' x 14' (4.88m x 4.27m) Fitted shelving to alcoves, open fire in fire surround, double glazed window, 2 radiators, wall lighting.

LOUNGE

16' x 17' (4.88m x 5.18m) Plus feature Inglenook with fireplace, carved fire surround, 2 display cabinets in drawers with cupboards below, radiator with cover and window seat, wall lighting, double doors to:

SUN LOUNGE

15' 6" x 13' (4.72m x 3.96m) Four double glazed windows and french doors, radiator, spot lighting.

DINING ROOM

14' 3" x 11' 8" (4.34m x 3.56m) Large double glazed window overlooking courtyard terrace, double radiator, wood flooring, beamed ceiling, downlighting and wall lights.

OPEN PLAN BREAKFAST KITCHEN

20' 2" x 13' (6.15m x 3.96m) Custom made wall and floor units including drawers, granite worktops with twin sinks, Aga range, housing for large fridge freezer, built Neff oven, tiled flooring, spotlighting, double french doors leading to courtyard.

BOILER ROOM/BOOT ROOM

7' x 6' 9" (2.13m x 2.06m) Side door, tiled flooring, walk in pantry with shelving and tiled floor.

UTILITY ROOM

13' x 8' 3" (3.96m x 2.51m) Built in double oven, hob, wall and floor units, stainless steel single drainer sink unit, plumbed for washer and dryer, tiled flooring, double glazed window, spotlighting.

WC

Radiator, tiled flooring.

STUDY/OFFICE

17' 6" x 14' (5.33m x 4.27m) PVC double glazed french doors and windows, double radiator, fitted book shelving, spot lighting, track light.

FIRST FLOOR LANDING

Feature staircase with carved balustrade, two double glazed windows: one with window seat.

MASTER BEDROOM

19' x 13' (5.79m x 3.96m) Plus wall to wall mirrored wardrobes, 3 PVC double glazed windows, double radiator.



Proctors Darwen

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

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

Links Lane, Pleasington, Blackburn

LARGE ENSUITE BATHROOM

13' x 7' 7" (3.96m x 2.31m) Panelled bath with telephone shower handset, walk in shower, twin wash basins, WC, radiator and towel rail radiator, 3 PVC double glazed windows, spotlighting, fully tiled walls.

BEDROOM 2

14' x 13' (4.27m x 3.96m) Three double glazed windows, fitted wardrobes with cupboards above, fitted book shelving.

BEDROOM 3

16' x 11' 9" (4.88m x 3.58m) Three PVC double glazed windows, two radiators, fitted wardrobes with cupboards above, wall lighting.

BEDROOM 4

11' 9" x 10' 10" (3.58m x 3.3m) Fitted wardrobe with matching cupboards and drawers, double radiator, PVC double glazed window.

FAMILY BATHROOM

Fully tiled walls and floor, large hexagonal bath with handheld shower, walk in shower, twin vanity wash basins, WC, radiator, double glazed window, spotlighting, mirrored cabinets with downlighting above.

OUTSIDE

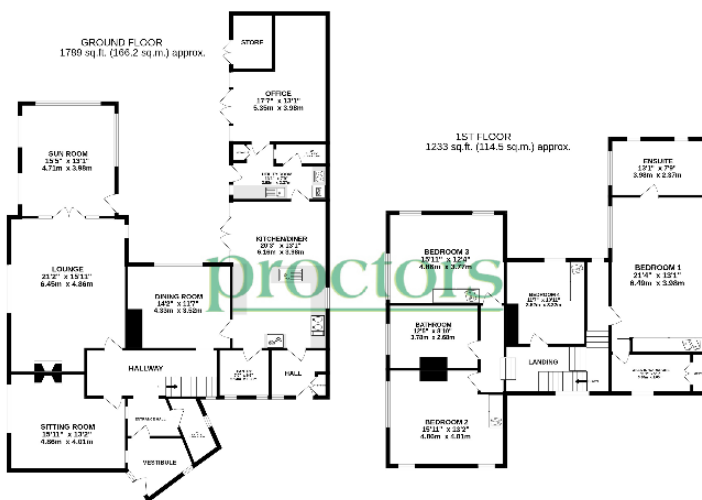
Generous mature gardens, paved courtyard, large lawned areas, mature trees and bushes.

DOUBLE GARAGE

20' 3" x 17' 6" (6.17m x 5.33m) Up and over door with power and light.

ADJOINING PLAYROOM/OFFICE

17' 6" x 11' 8" (5.33m x 3.56m) Three PVC double glazed windows and wall heater.



THE VIEWS MARKETING BY PROCTORS ESTATE AGENTS
TOTAL FLOOR AREA: 3021 sq ft. (280.7 sq.m.) approx.
We do not verify the accuracy of the information provided and we do not warrant its accuracy. We do not warrant the accuracy of the information provided and we do not warrant its accuracy. We do not warrant the accuracy of the information provided and we do not warrant its accuracy.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		