



# PROCTORS

ESTATE AGENTS

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**Lower Trees Farm, Manor Road, Bold Venture, Darwen**

**Reduced to £799,999 Chain Free!**

## LOCATION

From Darwen Town centre leave on Borough Road, at the junction turn right onto Belgrave Road, follow the Road round into Manor Road, the track is immediately after the Bold Venture Scout Hut (on the left-hand side), there is a house sign at the bottom, Lower Trees Farm is situated at the far end of the track-driveway.

## TENURE

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



## Manor Road, Bold Venture, Darwen

For the first time on the market in over 40 years is Lower Trees Farm, occupying a discreet little known position in the highly desirable Bold Venture area set back at the head of a long and leafy private track accessed via electric gates. The property is incredibly private and is set in approximately 7.4 acres with wonderful outlooks.

The farm house has an attached barn dating around 17th century. The accommodation is arranged over two floors and briefly comprises; stone built entrance porch, hallway, two reception rooms, a conservatory, dining kitchen, first floor, four generous size bedrooms, one en-suite shower room and a family bathroom. The house offers many original and interesting features that would be the highlight of any improvement programme. The main reception room gives direct access to a large double height and untouched barn that was originally used to house livestock and later in its life was used as a workshop, in our opinion this could serve several uses including equestrian and separate living accommodation (relevant permissions maybe required).

Its conveniently located for moorland walks and trails, it is walking distance to the beautiful Bold Venture Park and of course the town centre amenities along with, rail, bus and motorway links. Development opportunities should appeal to discerning purchasers looking for a property with history, original features and stunning views.

### ACCOMMODATION

#### STONE BUILT PORCH

Stone flagged floor, two single-glazed windows, radiator, vaulted ceiling, door through to;

#### HALLWAY

Stone mullioned archway, stone flooring, double-glazed window to large inner hallway/snug with beamed ceiling, staircase to first floor

#### SITTING ROOM

16' 3" x 16' (4.95m x 4.88m) Measurements into recess. Three single-glazed windows, stone built fireplace with wood mantle, beamed ceiling

#### LIVING ROOM

22' 6" x 15' (6.86m x 4.57m) Two double-glazed windows, radiator, impressive stone fireplace

#### CONSERVATORY

10' 4" x 9' 6" (3.15m x 2.9m) Double-glazed roof, tiled floor, PVC double-glazed windows, PVC exterior door



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band  
Blackburn with Darwen Borough Council  
TBC

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.

## Manor Road, Bold Venture, Darwen

### DINING KITCHEN

14' 8" x 10' 4" (4.47m x 3.15m) Fitted wall and floor units including drawers, stainless steel single drainer one and a half bowl sink unit, electric hob, built in under oven, two double-glazed windows, radiator, tiled floor, built in cupboard

### BARN/WORK SHOP/ 'PIGGERY'

28' 6" x 18' 7" (8.69m x 5.66m) Power and light, 'butlers sink', wall mounted gas fired central heating boiler, stone divides previously used to pen livestock, large barn door

### FIRST FLOOR

Landing

### BEDROOM 1

15' 1" x 9' 5" (4.6m x 2.87m) Double-glazed window, radiator, beamed ceiling

### EN SUITE

Glazed and tiled shower enclosure, pedestal wash hand basin, low level WC, radiator, double-glazed window

### BEDROOM 2

13' 6" x 12' 2" (4.11m x 3.71m) Single-glazed window, radiator, built in cupboard

### INNER HALL

### BEDROOM 3

11' 8" x 9' (3.56m x 2.74m) Single-glazed window, radiator, built in cupboard

### FAMILY BATHROOM

9' 6" x 9' 1" (2.9m x 2.77m) Double-glazed window, panelled bath with shower attachment, low level WC, radiator, built in cupboard, fully tiled walls

### STEPS UP TO BEDROOM 4

17' x 16' 2" (5.18m x 4.93m) Double-glazed window, beamed apex ceiling, stone mantle, radiator

### OUTSIDE

The long driveway has gardens and land either side and leads to a circular turn around at the front door. The house comes with approximately 7.4 acres.



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### 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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