



# PROCTORS

ESTATE AGENTS

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## Manor House Farm, Roman Road, Eccleshill, Darwen

**Reduced To O.I.R.O Of £575,000**

Nestled in a picturesque semi-rural setting, this unique and characterful Grade 2 listed semi-detached home was originally a grand Manor House, now thoughtfully divided into two individual residences. Retaining much of its original charm, the property is perfect for those seeking countryside living with modern conveniences and excellent transport links.

The main house offers well-proportioned and versatile living space, comprising a sun lounge leading into a spacious dining kitchen with a traditional coal fire, perfect for cozy family meals. Two reception rooms provide ample room for entertaining or relaxation, and a ground floor shower room adds practicality.





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Upstairs, the property boasts four generous bedrooms and a recently fitted contemporary family bathroom, ideal for growing families.

Externally, a cobbled courtyard adds to the property's rustic charm, while a 1.7-acre field and a separate outdoor arena offer excellent space for equestrian or hobby farming pursuits. The three bay stable block connects through to a striking double-height garage featuring both roller shutter and double doors, additional double garage, offering extensive storage or workshop potential.

Adding to the appeal is a stone built detached granny annex, ideal for extended family, guests, or potential rental income. This self-contained unit includes an open-plan living and dining kitchen area with a wood-burning stove, a separate bedroom, and a stylish bathroom.

Situated near a public footpath, the property is ideal for woodland walks and outdoor enthusiasts. Despite its tranquil surroundings, it offers excellent connectivity with easy access to Darwen, Blackburn, and the M65 (Junction 5).

This is a rare opportunity to acquire a substantial and character-rich home with land and outbuildings in a desirable semi-rural location.

LOCATION

From Darwen town centre leave on Bolton Road turning left onto Hardman Way, continue onto Sudell Road. Bear right onto Marsh House Lane. At the Blacksnake mini roundabout turn left onto Roman Road, continue ahead and follow the road towards Eccleshill, after the bend in the road, turn left into a small hamlet of houses, gated access is on the left hand side, park anywhere in the courtyard, the main house in on the left and the detached 'Granny Annex' is on the right 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 SUN ROOM

Double-glazed windows, feature exposed natural stone wall, door through to;

HALLWAY

Stone flagged floor, radiator, storage, door through to;

SHOWER ROOM WITH UTILITY CUPBOARD

Glazed and tiled shower enclosure, vanity wash hand basin with drawers below, low level WC, heated towel rail, built in cupboard (houses gas fired central heating boiler unit, approximately 3 years old), utility cupboard with space for automatic washing machine and tumble dryer, double-glazed window



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band D  
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.

## Manor House Farm, Roman Road, Eccleshill, Darwen

### FITTED DINING KITCHEN

18' 6" x 15' 8" (5.64m x 4.78m) Fitted wall and floor units, single drainer sink unit, gas point for cooking range, tiled splash-backs, beams to ceiling, spotlighting, double-glazed window, cast iron fireplace with tiled inset, coal fire, door through to;

### INNER HALLWAY

Original stone staircase, feature inset shelf, half stained glass leaded door through to;

### REAR PORCH/BOOT ROOM

Newly plastered walls, double-glazed window, exterior door

### SITTING ROOM

15' 1" x 14' 8" (4.6m x 4.47m) Original feature stone fireplace, large multi fuel burning stove, solid wood flooring, two double-glazed stone mullioned windows, stone window sills,

### LIVING ROOM CURENTLY USED AS A PLAYROOM

14' 6" x 10' 2" (4.42m x 3.1m) Measurements into recess. Double-glazed window, radiator

### FIRST FLOOR

Landing, loft access via drop-down ladder (boarded and light)

### FAMILY BATHROOM (NEW 2024)

14' 8" x 5' 9" (4.47m x 1.75m) Apex ceiling with two double-glazed roof windows, bath with shower and screen over, vanity wash hand basin with storage below, low level WC, tiled walls and floor, eaves access/storage

### BEDROOM 1

15' 8" x 15' 2" (4.78m x 4.62m) Two double-glazed window, fitted wardrobes and matching fitted drawer unit, two radiators

### BEDROOM 2

17' 4" x 10' 1" (5.28m x 3.07m) Measurements up to wall to wall fitted wardrobes (5 doors), built in cupboard, double-glazed window

### BEDROOM 3

11' 3" x 10' 3" (3.43m x 3.12m) Double-glazed window, radiator, beams to ceiling

### BEDROOM 4

11' 5" x 6' 3" (3.48m x 1.91m) Two double-glazed windows, radiator, beamed ceiling

### OUTSIDE

Gated access to a large courtyard allowing ample parking. Additional gated access through to an enclosed paddock and 1.7 acre field;



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STABLE BLOCK AND DOUBLE HEIGHT DOUBLE GARAGE

Farm yard to Stable block for three horses with power, water and light, this then opens through to a double height double garage with double roller shutter and additional double doors with power and light.

ADDITIONAL DOUBLE GARAGE

STONE BUILT DETACHED 'GRANNY ANNEX'

OPEN PLAN LOUNGE AND DINING KITCHEN

24' 2" x 16' 8" (7.37m x 5.08m) Fitted wall and floor units, wine rack, stainless steel sink unit, gas point for cooker, four PVC double-glazed windows, wood burning stove

BEDROOM

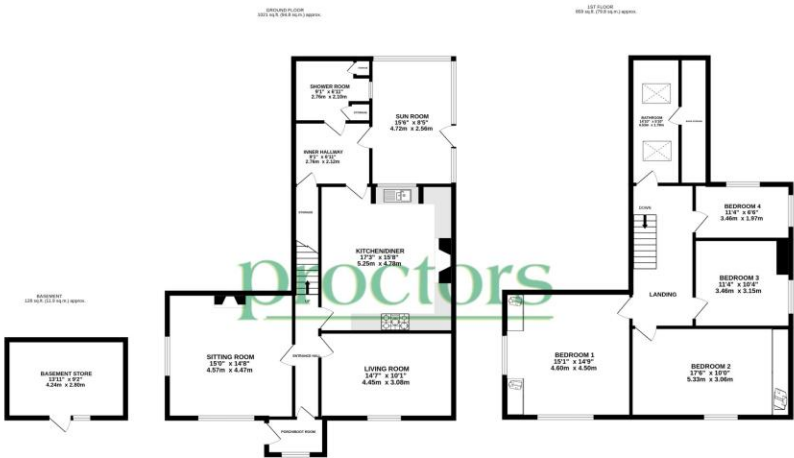
13' 6" x 11' 11" (4.11m x 3.63m) Double-glazed window, radiator, built in storage

BATHROOM

Panelled bath with shower attachment, vanity wash hand basin with cupboards below, low level WC, PVC double-glazed window

SUN ROOM

12' 9" x 6' 7" (3.89m x 2.01m) PVC roof, PVC double-glazed exterior door



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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