



The Manse, Silk Hall, Tockholes, Darwen BB3 0NQ



ALEXANDRA WEST
SALES & LETTINGS

WELCOME TO THE MANSE

Park up on the driveway at the back of the house and you will enter through the utility room, a practical space to kick off your shoes and hang your coat before stepping into the main living space. It's difficult to know where to look first, there are so many enchanting period features in The Manse, you may want to pause a moment in front of the fire, take in the view of the gorgeous courtyard garden through the patio doors or out across the fields where the view stretches for miles. This Grade II listed cottage bears a datestone of 1764 so the inherent character is no surprise. Once the home of prominent silk merchant Ralph Richardson, the building sits at the end of a row of stone weavers cottages and served as a warehouse for the silk. The front of the hall faces south with a fine three-story gabled porch. When the weaving industry declined the property was inhabited by the clergy hence its name, with the top floor used by villagers as a prayer room, now a fabulous master suite...how times have changed.

TAKE A LOOK AROUND...

Let's start downstairs where we have three rooms. There are two rooms in front of you...the lounge and the dining room, both connected by the stone flagged floor. The exposed beams and stone fireplaces are a prominent feature along with the window shutters and heritage colour scheme giving a cosy feel sure to make you feel right at home. Through the hallway and into the kitchen, the wooden floor and work surfaces are perfectly teamed with the hand painted units, Belfast sink, and Esse range cooker. The relaxed feel continues here and the stone fireplace adds to the character. Back into the hallway and you will note a door to your right which leads down to the cellar which would make a handy storage space. If you follow us upstairs we arrive at the first floor landing area giving access to three double bedrooms and the house bathroom, all with their own unique personality. Up again and we are in the master suite, this room certainly has the wow factor. The space here is simply fabulous, you even have room for a grown up lounge! there is a large ensuite bathroom and built in storage to complete this floor. Outside, the gardens wrap around the side and front of the cottage and the views are simply fabulous. You have a garage at the back of the house which gives the all-important storage rarely found in properties of this type.

THE LOCATION

Tockholes is the perfect choice if you long to get away from the hustle and bustle of daily life. Perhaps you have a passion for walking or cycling? here you are located on the west pennine moors with beautiful countryside all around you and if you love a challenge then you can pick up the Witton Weavers Way and you have 32 miles of countryside to explore. You couldn't get a better location to get out and explore. The sense of community in Tockholes is apparent and as you are only 3 miles from Blackburn and Darwen with easy access of both the M65 and M61 motorways you are far from isolated.



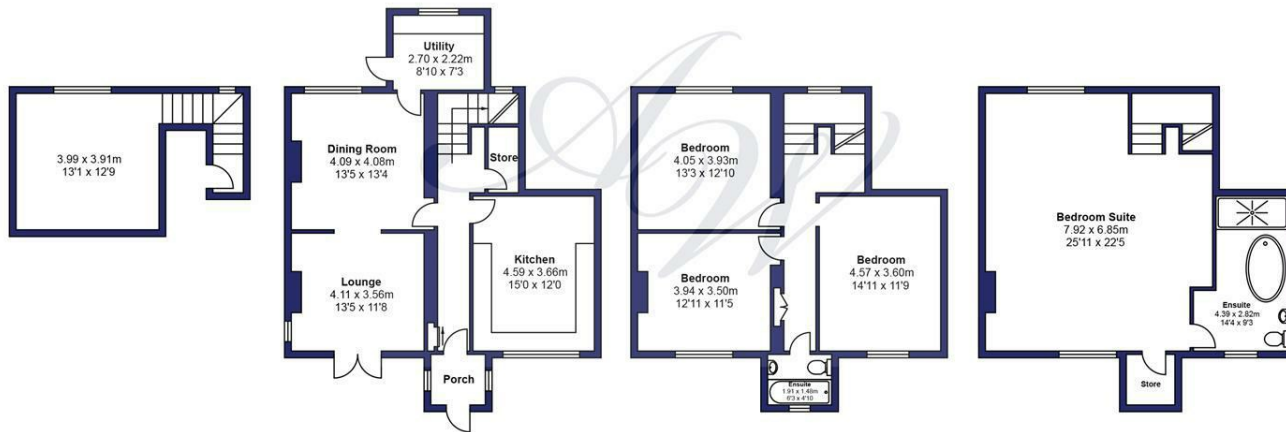


Basement
Approx: 21.26 sq. metres (229 sq. feet)

Ground Floor
Approx: 70.76 sq. metres (762 sq. feet)

First Floor
Approx: 64.94 sq. metres (699 sq. feet)

Second Floor
Approx: 61.90 sq. metres (666 sq. feet)



Total Area: approx: 218.86 sq. metres (2356 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

469 Darwen Road, Bromley Cross, Bolton, BL7 9DZ

Tel: 01204 597220

Email: sales/lettings@alexandrawest.co.uk

www.alexandrawest.co.uk

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