

4 bed cottage to buy in BB3

3 Scholes Fold, Pickup Bank, Darwen, Lancashire, BB3 3QQ

£375,000 Starting Bid

x 4 x 2 x 3

Tenure

Freehold

Driveway parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- Land AND Stable Block included!
- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
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North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000.

A recently renovated and tastefully appointed stone semi-detached residence, this delightful family home occupies a discreet rural setting within an idyllic hamlet of individual properties, nestled on the edge of the West Pennine Moors. Combining generous living accommodation with character features such as exposed stone walls and thick-set sills, alongside modern comforts and equestrian and livestock facilities, it presents a rare opportunity to acquire a versatile country home with land in an outstanding position. Beyond the house itself, a detached stable block with three looseboxes, storage and workshop space, and adjoining paddock land of approximately 1.5 acres offers exceptional appeal for those with equestrian or smallholding interests.

Extending to four bedrooms and two bathrooms, the property has been thoughtfully modernised while retaining its rustic charm. uPVC double glazing, oil-fired central heating, and a superbly fitted breakfast kitchen complement three adaptable reception rooms, ensuring space for both family living and entertaining.

The home is approached via a shared access road, opening onto gravelled parking areas to the front and side. A welcoming entrance porch provides useful storage, while the main side door leads directly into the breakfast kitchen.

The principal lounge is a warm and inviting space, featuring a carpeted wood floor, a wood-burning stove set upon a stone hearth, and twin front-facing windows. A solid oak door leads through to the central staircase and snug, while exposed stonework adds character. The snug itself is an intimate, front-facing reception with decorative fireplace, inset ceiling lighting, and direct connection to the dining room. To the rear, the dining room is bright and welcoming, with wood-panelled walls to dado height, carpeted flooring, and twin windows overlooking fields.

The true centrepiece of the property is the expansive breakfast kitchen, beautifully fitted with gloss pale grey cabinetry, oak-effect work surfaces, and matching clad splashbacks. Integrated appliances include a dishwasher and Belling Rangemaster-style stove with induction hobs and electric ovens below. There is space for a fridge/freezer and washing machine with plumbing in situ. Rural views from twin rear windows enhance the sense of light and space, complemented by a fully tiled floor and access to a large walk-in pantry/store beneath the stairs.

To the first floor, an open landing with display area leads to four bedrooms. The principal suite offers a well-proportioned double bedroom with oak-fitted wardrobe solutions and a contemporary en-suite shower room finished with tiled floor, matching tiled walls, vanity storage, and a corner shower enclosure. The second bedroom is a generous double with walk-in dressing wardrobe, providing excellent scope for en-suite conversion if desired. Two further well-sized bedrooms, one rear-facing with far-reaching views, are served by a modern family bathroom featuring a panelled bath with mixer and electric shower over, glazed screen, pedestal wash basin, WC, tiled floor, and ceramic wall tiling.

Tucked away yet well connected, this distinctive home blends rural tranquillity with practical amenities, making it ideally suited to families, equestrian or livestock buyers, or those seeking a versatile country lifestyle. Rarely does such a combination of character, land, and location come to market – early viewing is strongly recommended.

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £375,000

Property Type: Cottage

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Oil

Electric: National Grid

Water: Direct mains water

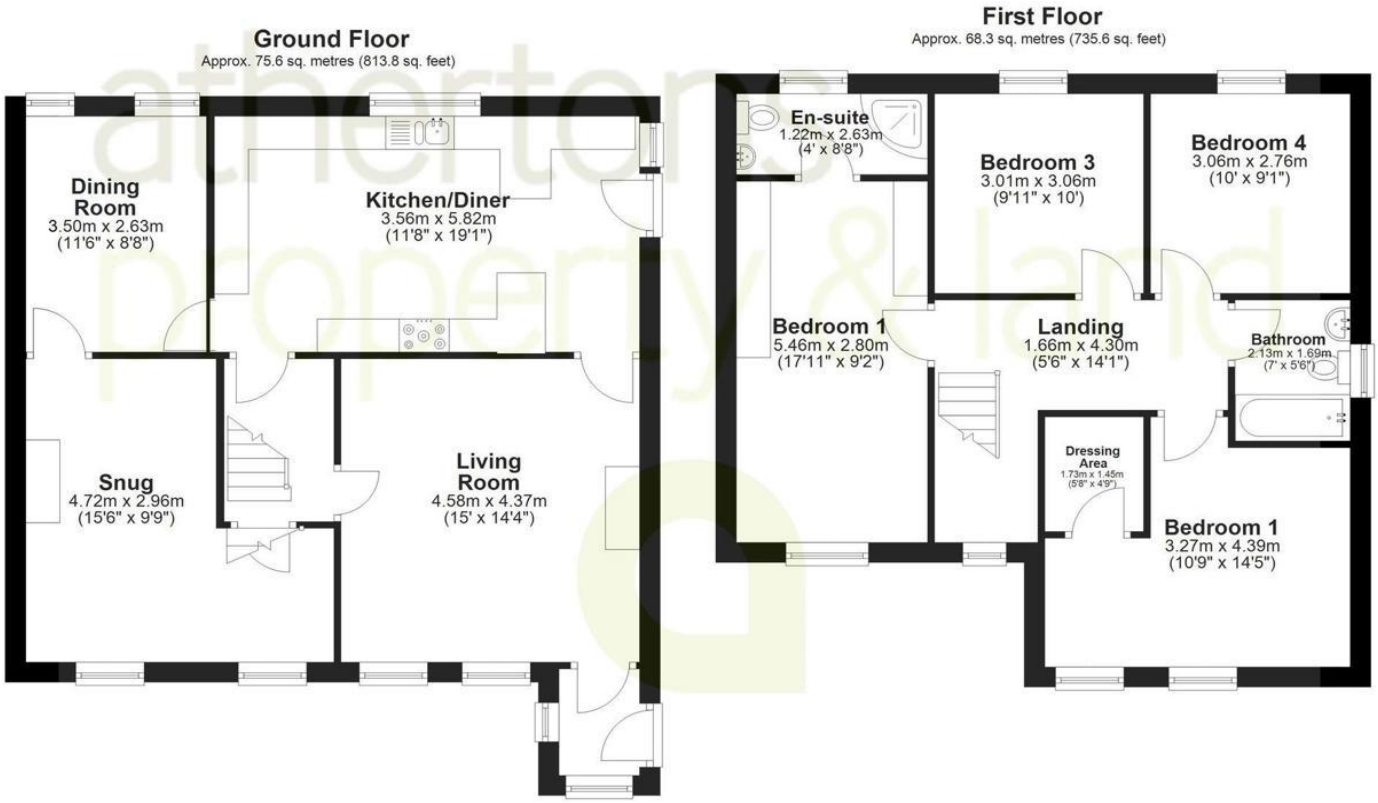
Water meter: No

Sewerage: Septic Tank

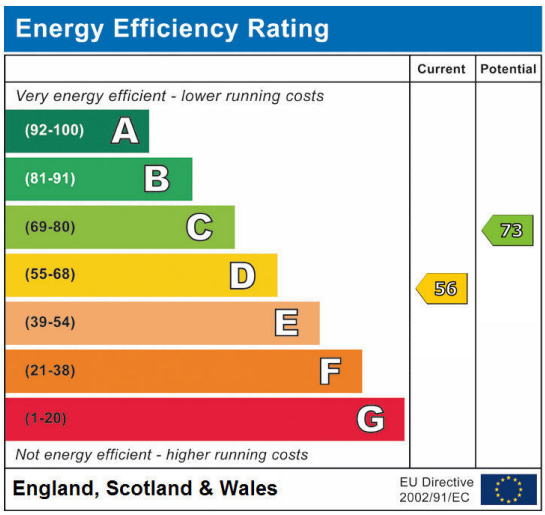
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Total area: approx. 143.9 sq. metres (1549.3 sq. feet)



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Contact your local branch today for more information on this property:

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