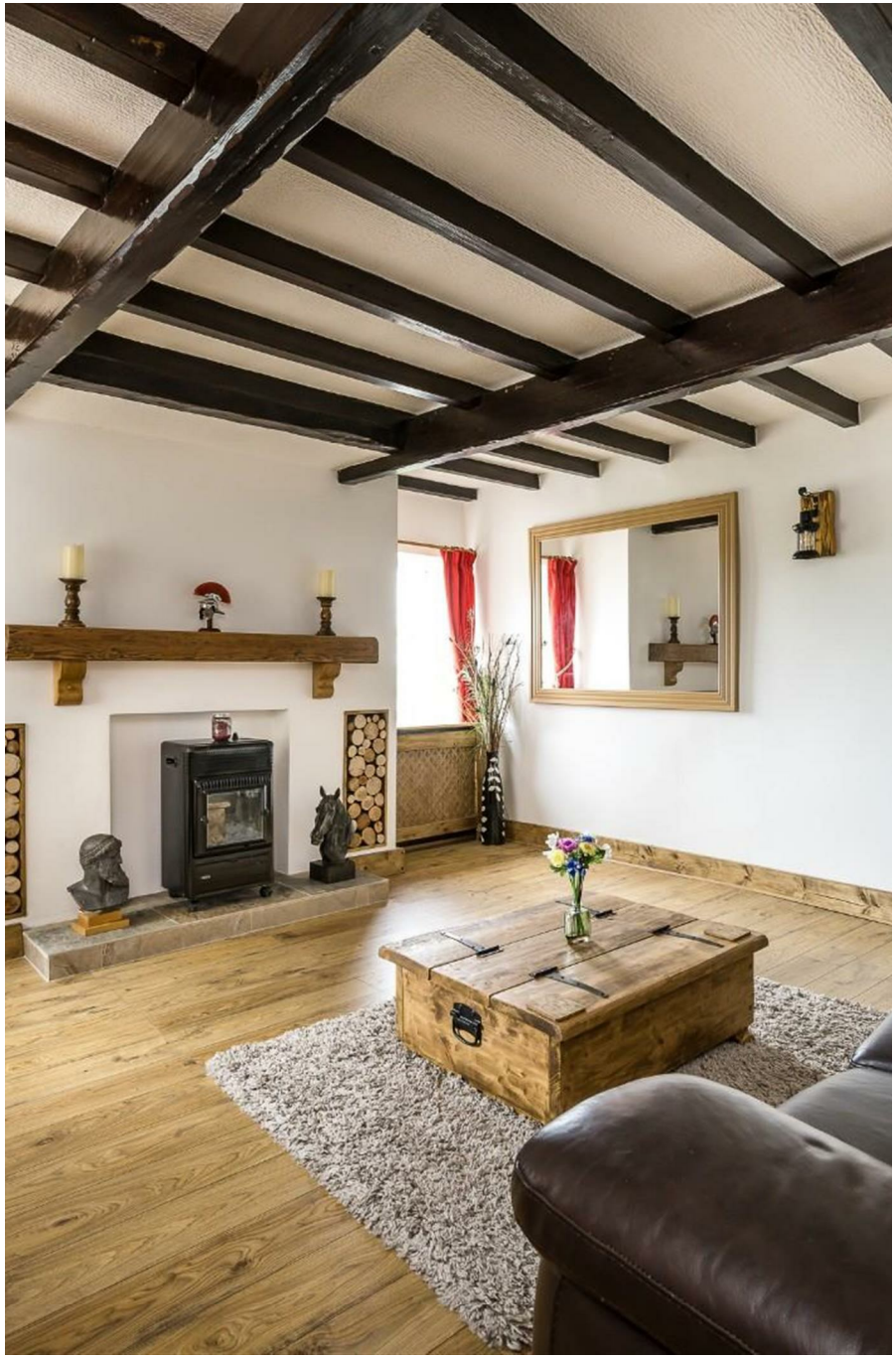
4-5 Barons Fold, Hoddlesden,
Darwen, BB3 3PW

Claves.



A QUAINT PIECE OF LOCAL HISTORY

Sitting on a site that dates back to the 1200s, 4-5 Barons Fold is a quaint piece of local history. The original baron's estate was built in this beautiful countryside setting in 1228 and was later burned down in 1481. Upon examining records, it seems there is a gap in its history from this point… The next record is of William Fish purchasing the site – the one that stands today – in 1765, with the porch being erected later, in 1792. Written in Olde English, the original title deeds dating back hundreds of years comes with the property, complete with wax seals, solidifying the fact this property is a true piece of local history!

SO MUCH CHARACTER!

An abundance of natural exposed materials and period features makes this property an absolute delight for those looking for a home that is overflowing with character! The ground floor of this spacious yet cosy home is set over several levels which adds to its wonderful quirkiness… Beside a beautiful, curved wall near the main entrance of the house sits the original staircase leading to the first floor, where the bedrooms and bathrooms are again arranged over several levels and boast a selection of unique windows looking out onto the lush green hills. Let's take a look at the period details of this impressive property…

Featuring exposed stone walls, traditional beam work, a combination of wood, stone, and slate flooring, imposing fireplaces, mullion windows, decorative radiator coverings, and grand wooden doors and architraves… What more could you ask for of a characterful home!?

LIVING SPACES GALORE

A set of flagged steps brings you to the quaint entrance of your new home, providing the perfect space to pop off your shoes and hang up your jacket.

Off the porch beyond a grand wooden door, the first reception room, currently used as a lounge, tells you of the property's mature heritage… The dark wooden beam work brings contrast to the white ceiling and a wooden floor bounces natural light around the room, with the fireplace holding the centre of the space, adjacent to an exposed stone feature wall. This sure is a cosy space to snuggle up and watch a movie!

Another reception room equally brimming with character and of generous proportions also sits on this level, on the opposite side of the staircase. With beam work and exposed stone continuing here too, mullion windows facing to the rear garden allow natural light to pour through. Your second reception room is a versatile space suitable for a range of uses… Maybe a formal sitting room? Or a toy room for the kids? The choice is yours! Down a few steps through the stone archway is your impressive dining area…

With more natural light pouring in from floor to ceiling windows and double doors leading to the rear garden, a magnificent fireplace draws your attention, with a multifuel burner sitting at its centre, and log storage to each side. The original flooring of this room has been well-preserved and is another pointer of this property's mature heritage. A space like this is sure to be a showstopper for dinner parties with family and friends… With the wine flowing and a feast cooked up in the country kitchen adjacent, everyone is in for a fine night of entertainment!

Speaking of food, the Rangemaster cooker in the spacious kitchen adjacent to the dining room is every avid cook's dream! Your country kitchen also benefits from an integrated dishwasher and an abundance of bespoke wooden kitchen cupboards providing ample storage for all your goods. Your wooden kitchen cupboards give the space a real country feel, and in addition to allocated spaces for your washing machine and fridge-freezer, the generous floor space of your kitchen means there's even space for a breakfast table!

Back into your dining area and through another grand wooden archway lies another reception room, with stunning parquet flooring! Currently used a second lounge, this space is also versatile in its nature… Maybe a snug? Or a library or a study? Or perhaps a small home gym? Or you could of course just keep it as another lounge. Whatever you choose to do with this room, there is ample space for a variety of uses, which also benefits from double doors and beautiful views of the countryside to the front.

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Let’s have a look upstairs…

After climbing the stairs, you are graced with a bright and airy landing and corridor leading to the bedrooms and bathrooms.

The master bedroom features fitted wardrobes and a dresser, which has spectacular views of the surrounding hills. Imagine getting ready with a view like that! Your master bedroom has a four-piece en-suite that features not only a bath, but a walk-in shower too, as well as the loo and wash basin.

The upper floor also houses two more double bedrooms, with fitted wardrobes and picturesque views through quirky windows, in addition to a single bedroom and main family bathroom.

Fancy developing the property a tad? There is an unconverted room on the upper floor with a sloped ceiling that could potentially be developed into another bedroom, or an office, via a dormer extension (subject to planning).

If you've got "green fingers" then this large country garden is perfect for you... Landscaped into different sections featuring flower beds, shrubbery and lawns, an elevated decking platform with panoramic views, this country garden really is a gem, and even comes complete a lovely yellow summer house and BBQ area!

Your outside space isn't only aesthetically pleasing, it's practical too. With a double drive off the road at the front there is ample off road parking. And underneath the elevated decking area is a mechanic's workshop and bike garage, ideal if you or your partner likes to tinker!

Barons Fold

Total Approx. Floor Area 2687 Sq.ft. (249.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate,not to scale and for illustrative purposes only

Outbuilding

Approx. Floor Area 252 Sq.Ft (23.4 Sq.M.)

Ground Floor

Approx. Floor Area 1213 Sq.Ft (112.7 Sq.M.)

First Floor

Approx. Floor Area 1222 Sq.Ft (113.5 Sq.M.)

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THE FINER DETAILS

Claves.

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