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'HEATHERBY' ASTLEY BANK

£695,000



Set within one of Darwen's most sought-after enclaves, 'Heatherby' is a substantial period residence once owned by the mayor of Darwen, offering around 3,729 sq ft of characterful accommodation, wrapped by mature, tree-lined gardens and rich with ornate original features.

Behind its handsome façade, the home provides a rare blend of grandeur and practicality: four generous bedrooms, five reception rooms for entertaining family life, open dining kitchen and an abundance of retained detailing that gives the house its stately feel - think impressive proportions, elegant joinery and the kind of craftsmanship you simply don't find in modern builds. The property benefits from a luxury four piece bathroom suite & two separate WC's. There are also several cellar rooms for storage along with a large garage linked through the cellars.

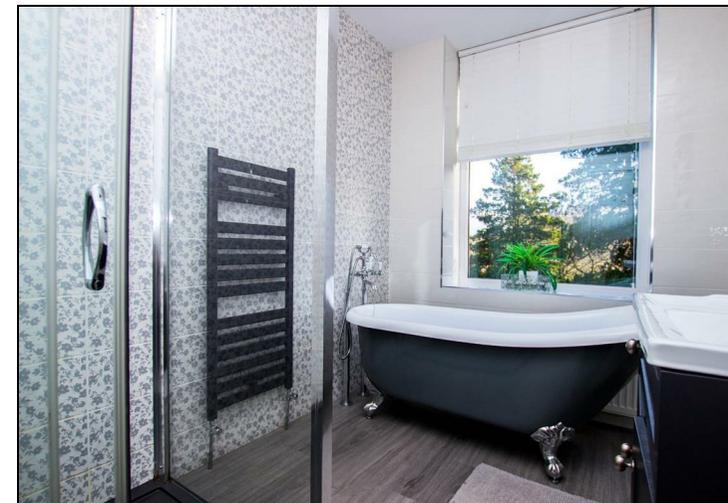
Externally the property is sat on a generous plot, with surrounding garden space and ample parking, with two separate private entrances.

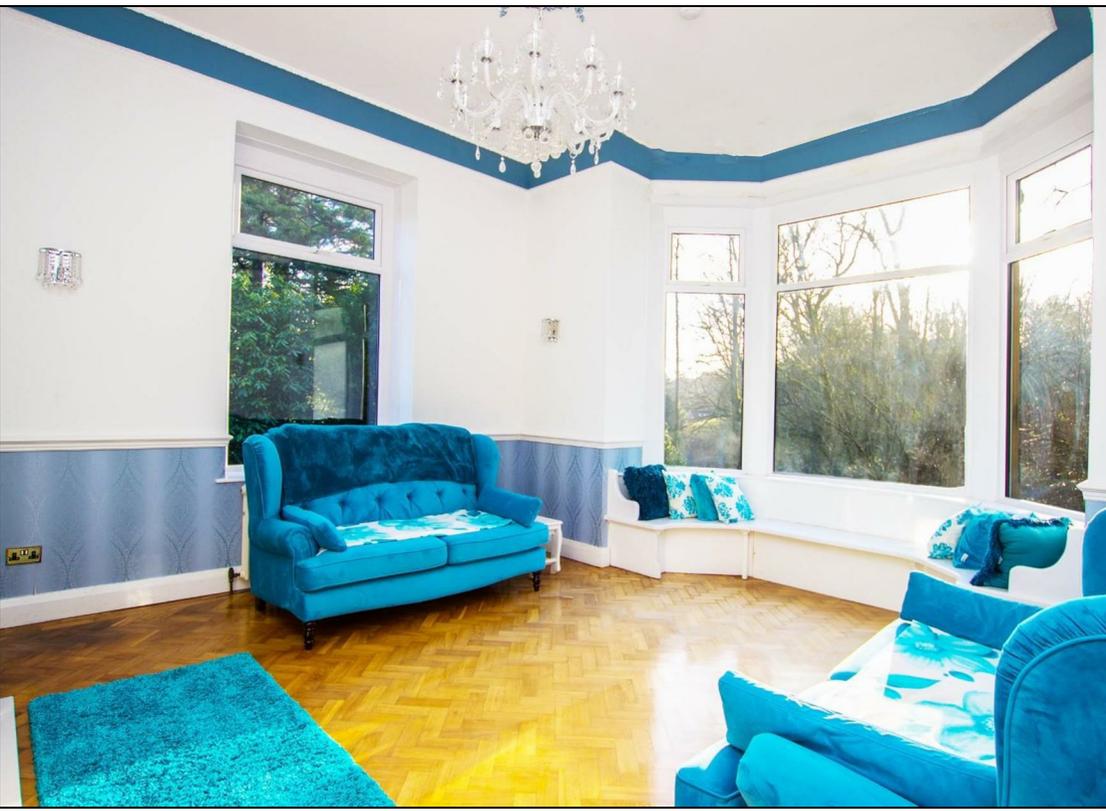
A little history.. Astley Bank developed as a small set of high-status homes in the Victorian period & its noted the property was built in 1867. That heritage explains the home's grand scale and architectural detailing intended for formal entertaining as well as family life.

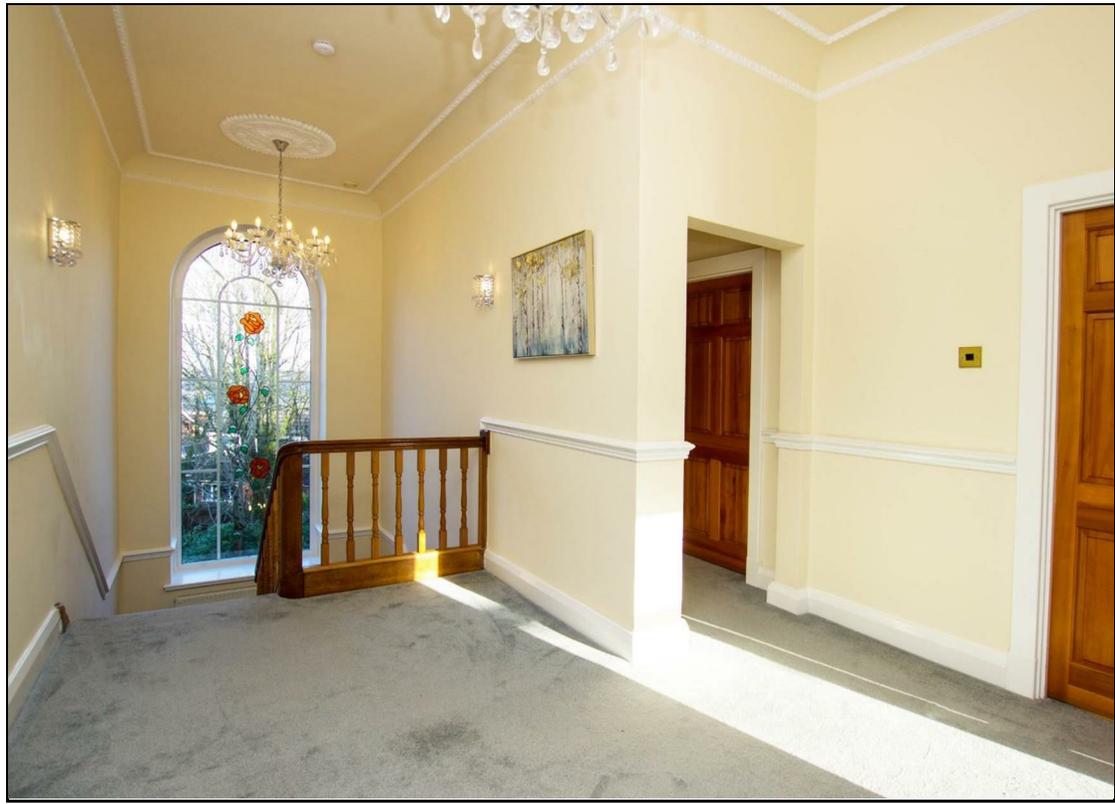
OUR THOUGHTS - *'Sold with no onward chain, 'Heatherby' is ideal for buyers seeking a seamless move into a distinctive, one-of-a-kind family home that is super rare. At an estimated £195 per sq ft this is excellent value for money in a premium location'*

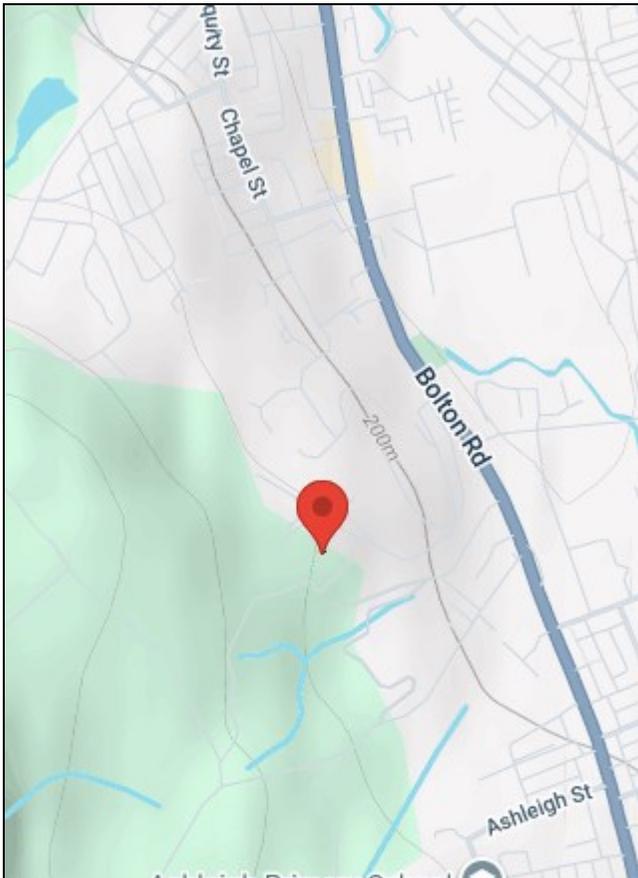
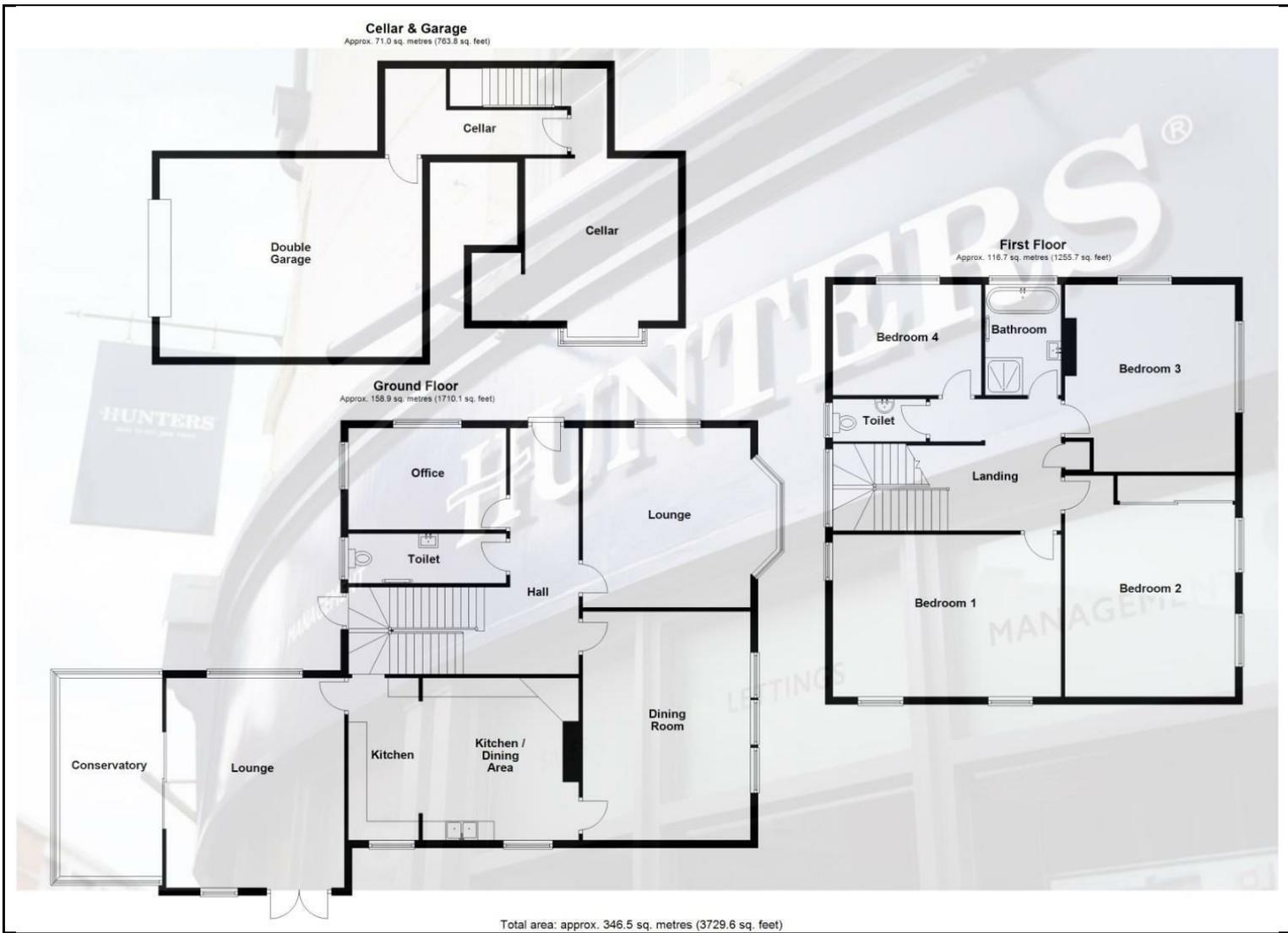
KEY FEATURES

- Detached Stately Home
 - Four Bedrooms
 - Five Reception Rooms
 - Desirable Location
 - No Onward Chain
- Beautiful Finish Throughout
- Super Rare Opportunity









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

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

16 Wellington Fold, Darwen, Lancashire, BB3 1PU | 01254 706471
darwen@hunters.com | www.hunters.com



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