



## Lowerhill, Tockholes

- Grade II Listed Barn
- Cosy Lounge Area With Exposed Stonework
- Two Double Bedrooms
- Private Parking
- Rural Setting
- Open Dining Kitchen With Granite Worktops
- Four Piece Bathroom With High Spec Features
- Private Fenced Garden Area
- Incredible Countryside Views
- NO ONWARD CHAIN

**Guide Price £260,000**

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HERE TO GET *you* THERE



# Lowerhill, Tockholes

## DESCRIPTION

Lowerhill Barn is a delicious grade II listed cottage set in the heart of the Tockholes countryside. Built over three floors and containing some fabulous garden space, this quirky, charming home is just so special.

The property is built over three floors with the ground floor being an open plan kitchen/lounge area. The kitchen comes with a range of appliances along with granite worktops and breakfast bar. To the first floor accessible from the timber frame staircase is a landing area giving access to a four piece bathroom, front bedroom and a box room. The box room houses the boiler and makes an ideal storage/laundry room. The front bedroom has its own external access through a side stairway outside. From the front bedroom there is a further stairway leading up to a top floor bedroom benefiting from fitted wardrobes and a velux window. The property is littered with character and rustic features, from exposed stone work, timber and wood framed windows. The combination of contemporary fixtures & original features creates a truly special home with real wow factor.

Outside the property has a private paddock/garden area, superb for those with pets or grand children that might fill up those summer weekends. Being positioned in Tockholes the property comes with magnificent countryside views both on the grounds and the drive in and out. Although tucked away in a corner plot, there is adequate parking space to the front with a double gate giving access onto the paddock area.

OUR THOUGHTS - 'Due to the unique style of property its hard to fully appreciate Lowerhill until you view in person. If you are downsizing, looking for that lock up & leave or simply live alone and want a high quality home there is no better available. Special'

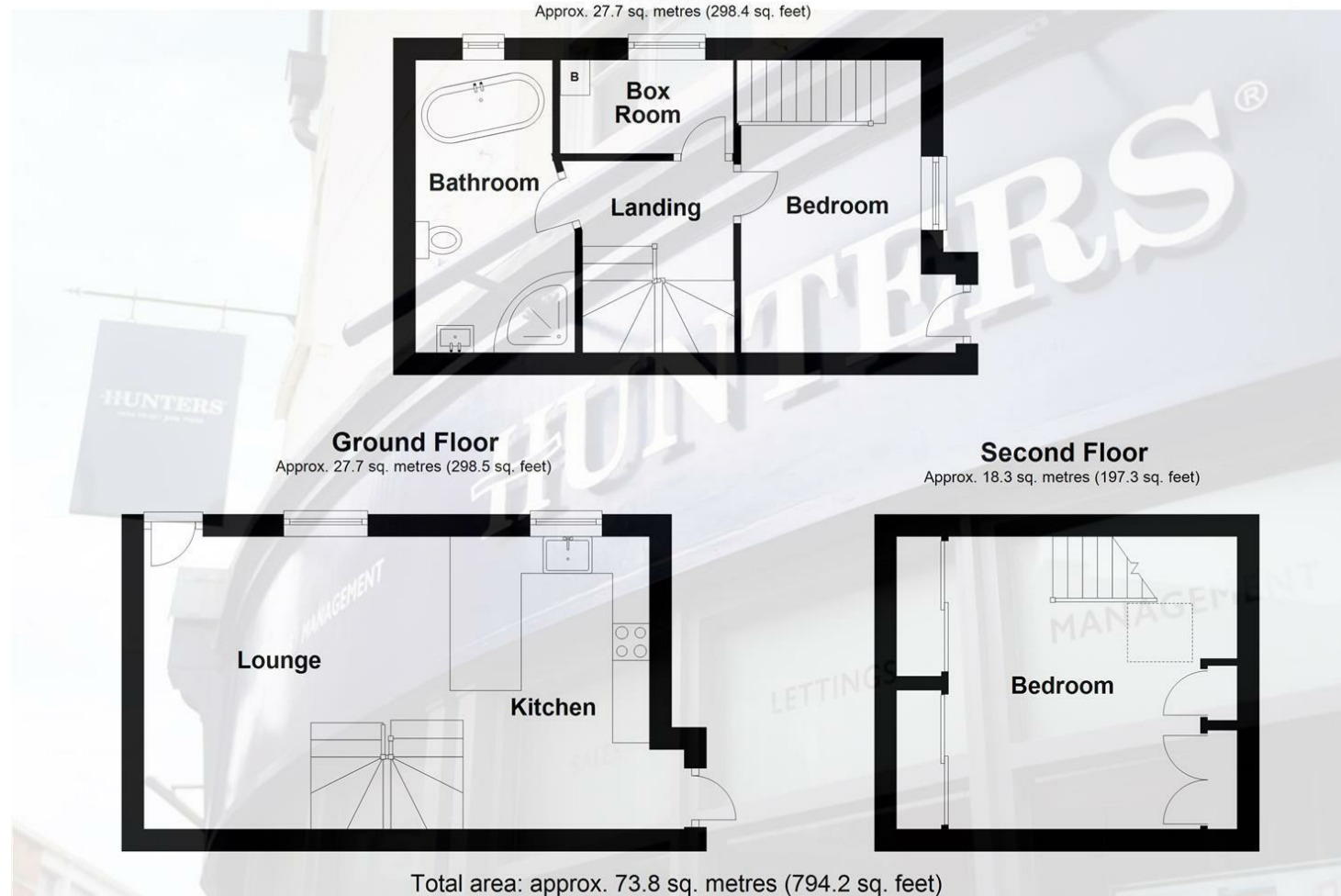
Council tax band - B











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Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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