



## 2 bed cottage to buy in BB3

Tythebarn Cottages, Tockholes, Darwen,  
Lancashire, BB3 0LT

**£225,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Desirable semi-rural location
- ✓ Gated entrance for privacy
- ✓ Classic fireplace feature
- ✓ Close to walking and cycling routes
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000.00.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the heart of a sought-after location, Tythebarn Cottages, Tockholes, Darwen, presents a fantastic opportunity for couples seeking a property to make their own. This charming cottage boasts a host of desirable features and requires some modernisation, offering scope to add value and personal touches throughout.

The accommodation comprises a welcoming separate reception room, where large windows bathe the interior in natural light and frame peaceful views of the garden. A classic fireplace accentuates the room's inviting atmosphere, perfect for relaxing evenings. The spacious kitchen is well-lit, equipped with both wall and base units, and benefits from a designated dining space and a utility room to ensure everyday convenience.

Upstairs, the master bedroom is generously proportioned, with the window capturing breathtaking countryside views and maximising the flow of natural light. A second single bedroom also enjoys tranquil vistas of the neighbouring landscape. The family bathroom is suitably spacious and bright, providing a comfortable setting for daily routines.

Externally, the property is accessed via a gated entrance, ensuring a sense of privacy and security. Ample parking and two garages offer excellent flexibility, while the expansive rear garden affords residents a private sanctuary with stunning countryside views—a true haven for outdoor lovers. The location is ideal for those who enjoy green spaces, walking, and cycling routes right on the doorstep.

This is an exceptional opportunity to create a bespoke home in a desirable rural setting. Early enquiry is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Cottage

Parking: Off Street

Construction materials: Stone built

Roofing type: Slate tiles, Concrete roof 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: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Tythebarn Cottages, Tockholes, Darwen, Lancashire, BB3 0LT

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

