

HEATON
1852
COTTAGE

Set behind secure electric gates along Bolton Road, Heaton Cottage is a beautifully reimagined detached period home that blends original character with stylish modern family living. Occupying a generous private plot in a sought-after residential area of Darwen, this three-bedroom property offers the perfect balance between countryside tranquillity and everyday convenience. Extensively improved by the current owners, the home has been thoughtfully transformed to create a superb living and entertaining environment. Original stonework and exposed beams preserve the cottage's heritage, while carefully considered additions including a vaulted kitchen extension, bespoke entertaining spaces, and a substantial detached garage complex bring the property firmly into modern living. With a large private driveway, sun-filled gardens, flexible accommodation, and direct access to countryside walks towards Darwen Tower, Entwistle Reservoir, and the Strawberry Duck country pub, Heaton Cottage offers a lifestyle as much as a home.





Approached through full electric gates, the property immediately creates a strong sense of privacy and security. New fencing along the roadside elevation further enhances the secluded feel, while the expansive driveway provides extensive parking in front of the detached garage and entertaining space. The cottage itself is full of warmth and character, combining traditional stone features with clean modern finishes. Step through the recently added porch extension and into a welcoming entrance designed with modern family life in mind.

Welcome home

Finished with natural stone flooring, the porch offers a practical and thoughtfully designed transition into the home. Bespoke fitted cabinetry provides excellent storage for coats, shoes, and everyday essentials, while the built-in seating area adds both style and functionality. Contemporary panelling, feature lighting, and modern vertical radiators continue the quality of finish seen throughout the property. Beyond the porch, the home opens into an inviting interior where exposed beams, original stonework, and carefully chosen materials immediately establish the property's warmth and personality. The accommodation flows beautifully throughout the ground floor, designed around modern family living whilst retaining the charm and character expected from a period home.





*The heart of
the home*



A striking open-plan kitchen and living space has completely transformed the home into an ideal setting for family life and entertaining. Designed with both scale and atmosphere in mind, the room is crowned by a dramatic vaulted ceiling with multiple skylights, allowing natural light to pour into the space throughout the day and enhancing the sense of openness. Supplied and installed by Kitchen Design Centre, the kitchen is sleek and contemporary in style, featuring German-manufactured cabinetry in a striking dark finish, softened by expansive quartz worktops and a substantial central island with breakfast seating. The oversized island naturally becomes the focal point of the room, ideal for casual dining, socialising, or gathering with family and friends. A full suite of premium integrated appliances has been seamlessly incorporated into the streamlined design, including double Neff ovens, a warming drawer, induction hob, and a Quooker boiling-water tap. Subtle under-cabinet lighting and carefully positioned pendant lighting add warmth and ambience during the evenings.



The living area balances modern styling with the home's original character. An exposed stone feature wall creates a striking backdrop, complete with inset windows and a contemporary log-burning stove which brings warmth and texture to the room during the winter months. The contrast between the traditional stonework and the sleek kitchen design gives the space a distinctive personality rarely found in newer homes. Stretching across almost the full width of the extension, a five-metre fully retractable bi-fold door opens directly onto the outdoor entertaining areas, flooding the space with natural light and allowing the living areas to flow effortlessly outdoors during the summer months. Adding further practicality, a cleverly concealed utility room sits discreetly behind the kitchen cabinetry, maintaining the clean aesthetic of the main living space whilst providing additional storage, laundry facilities, and preparation space away from the heart of the kitchen.





*Versatile ground
floor living*

Beyond the kitchen, the welcoming foyer leads into a collection of reception spaces, each offering its own distinct atmosphere whilst working together perfectly for modern family life and entertaining. The main lounge is rich in character, with exposed timber beams, feature lighting, and a charming log-burning stove set beneath a substantial oak mantle, creating a cosy retreat during the colder months. Soft neutral décor and a window fitted with plantation shutters enhance the calm and inviting feel of the room, while thoughtful alcoves and traditional detailing reinforce the cottage's period charm. Positioned just behind the main lounge, a dedicated bar area adds another sociable dimension to the home. Illuminated by skylights overhead and fitted with bespoke live-edge timber shelving and serving space, it creates the perfect setting for hosting guests or enjoying evenings with family and friends.



To the rear of the property, an additional living room provides a more relaxed setting for entertaining and everyday living. Framed by exposed stonework and opening directly onto the garden through French doors, the room enjoys an abundance of natural light and allows the indoor living spaces to flow naturally outdoors during the warmer months. The generous proportions make it ideal as a family lounge, cinema-style snug, or informal entertaining room. The ground floor also benefits from a stylishly finished WC complete with contemporary sanitaryware, feature panelling, and a heated towel rail.





Retreat upstairs

The first floor continues the home's balance of character and practicality, offering three spacious bedrooms filled with natural light and designed to suit modern family living. The principal bedroom is a standout space, featuring vaulted ceilings with exposed beams that enhance the sense of openness and create an airy, calming atmosphere. A striking stone chimney breast and feature fireplace add warmth and character, while the large window with plantation shutters frames pleasant views across the surrounding grounds and allows natural light to flood the room. Fitted wardrobes provide excellent storage, ensuring the room remains both functional and uncluttered.





The second bedroom is equally generous in size, with bespoke fitted storage, plantation shutters, and a bright welcoming feel. The third bedroom is also a comfortable double room, offering ample space for a double bed alongside additional furniture, making it ideal for children, guests, or older family members. The bathrooms continue the home's thoughtful blend of original character and modern comfort. A spacious family bathroom features both a walk-in shower and a large fitted bath, complemented by exposed stonework, feature beams, and neutral finishes that create a light and relaxing environment. Throughout the first floor, carefully retained period details combine with soft contemporary styling to create accommodation that feels bright, spacious, and full of character.





Outdoor living & entertaining

Externally, Heaton Cottage truly comes into its own, with approximately a quarter of an acre of beautifully maintained grounds creating a setting rarely found so close to local amenities. Surrounded by open countryside and far-reaching views, the gardens offer a wonderful sense of space, privacy, and freedom, making the outdoor lifestyle just as appealing as the home itself. The generous plot has been thoughtfully arranged to provide expansive lawned gardens alongside a variety of spaces for entertaining, relaxing, and family life. The gardens enjoy sunlight throughout the day thanks to the property's orientation, while mature trees and established boundaries create a peaceful and secluded atmosphere. A standout feature is the dedicated outdoor entertaining area adjoining the detached garage complex. Designed for year-round use, this covered space includes a built-in pizza oven, bar-style seating, heating, and ample room for outdoor dining and socialising, creating the perfect setting for summer gatherings, family celebrations, or relaxed evenings with friends. Nearby seating terraces and decking areas allow you to enjoy the surrounding countryside views from morning through to sunset. The grounds are equally suited to family living, with extensive lawned gardens providing plenty of room for children to play.



A charming treehouse tucked amongst the mature trees adds further character and creates a wonderful outdoor retreat for younger family members. There is also a dedicated allotment area for those who enjoy gardening, growing produce, or embracing a more self-sufficient lifestyle. Another major asset is the substantial detached garage and multifunctional outbuilding, recently constructed by the current owners. Alongside generous garaging space, the building incorporates a kitchenette and two separate office spaces, making it ideal for home working, hobbies, a gym, studio, or potential guest accommodation, subject to any necessary permissions. From large family gatherings in the entertaining space to peaceful evenings overlooking the gardens, the outdoor areas have been designed to be enjoyed throughout every season and are undoubtedly one of the property's defining features.





In the neighbourhood

Bolton Road enjoys a semi-rural position on the edge of Darwen, surrounded by open countryside whilst remaining conveniently close to everyday amenities. The setting offers the best of both worlds, with peaceful surroundings and countryside access alongside straightforward connections into nearby towns and villages. For those who enjoy the outdoors, the area is exceptionally well placed. Scenic walking routes can be accessed almost directly from the doorstep, leading towards Darwen Tower, Entwistle Reservoir, and the wider West Pennine Moors. Whitehall Park is also within walking distance, while nearby Egerton Village offers a selection of cafés, restaurants, local shops, and green spaces to explore. Darwen town centre provides a range of supermarkets, independent businesses, leisure facilities, and essential amenities, with Blackburn and Bolton both easily accessible for a wider choice of retail and dining options. The surrounding area is also home to a number of popular country pubs and eateries, including the Strawberry Duck, which can be reached via picturesque countryside walks. The area has long been popular with families thanks to its balance of outdoor space and accessibility, with several highly regarded schools nearby. Egerton Primary School and Turton High School in nearby Egerton and Bromley Cross are both well regarded locally and easily accessible from the property, while Holy Trinity VC School, Sudell Primary School and Darwen Vale High School are also all just a short drive away. Despite its countryside surroundings, the property remains well connected. Positioned directly on the Number 1 bus route, there is straightforward access into Darwen, Blackburn, and Bolton, making day-to-day travel convenient. For commuters, the nearby A666 and surrounding road network provide direct links across Lancashire and into Greater Manchester, allowing buyers to enjoy a quieter lifestyle without feeling isolated. Rail services from both Darwen and Bolton also offer connections into Manchester and beyond for those travelling further afield.

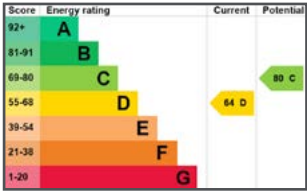
Key features

- Beautifully reimagined detached cottage blending original character with stylish modern family living
- Generous private grounds with sun-filled gardens, entertaining spaces, and countryside views
- Striking kitchen and living space with skylights, quartz worktops, and a large central island
- German-manufactured cabinetry with integrated Neff appliances and Quooker boiling-water tap
- Flexible living spaces including a cosy lounge, bar area, and additional garden-facing living room
- Three light-filled bedrooms, including a vaulted principal suite with fitted wardrobes and character features
- Recently built garage complex with kitchenette, two office spaces, and flexible use potential
- Covered outdoor entertaining space with pizza oven, seating area, heating, and garden views
- Character features throughout including exposed beams, fireplaces and original stonework
- Close to countryside walks, Darwen Tower, local amenities, and transport links into Bolton and Blackburn

Disclaimer

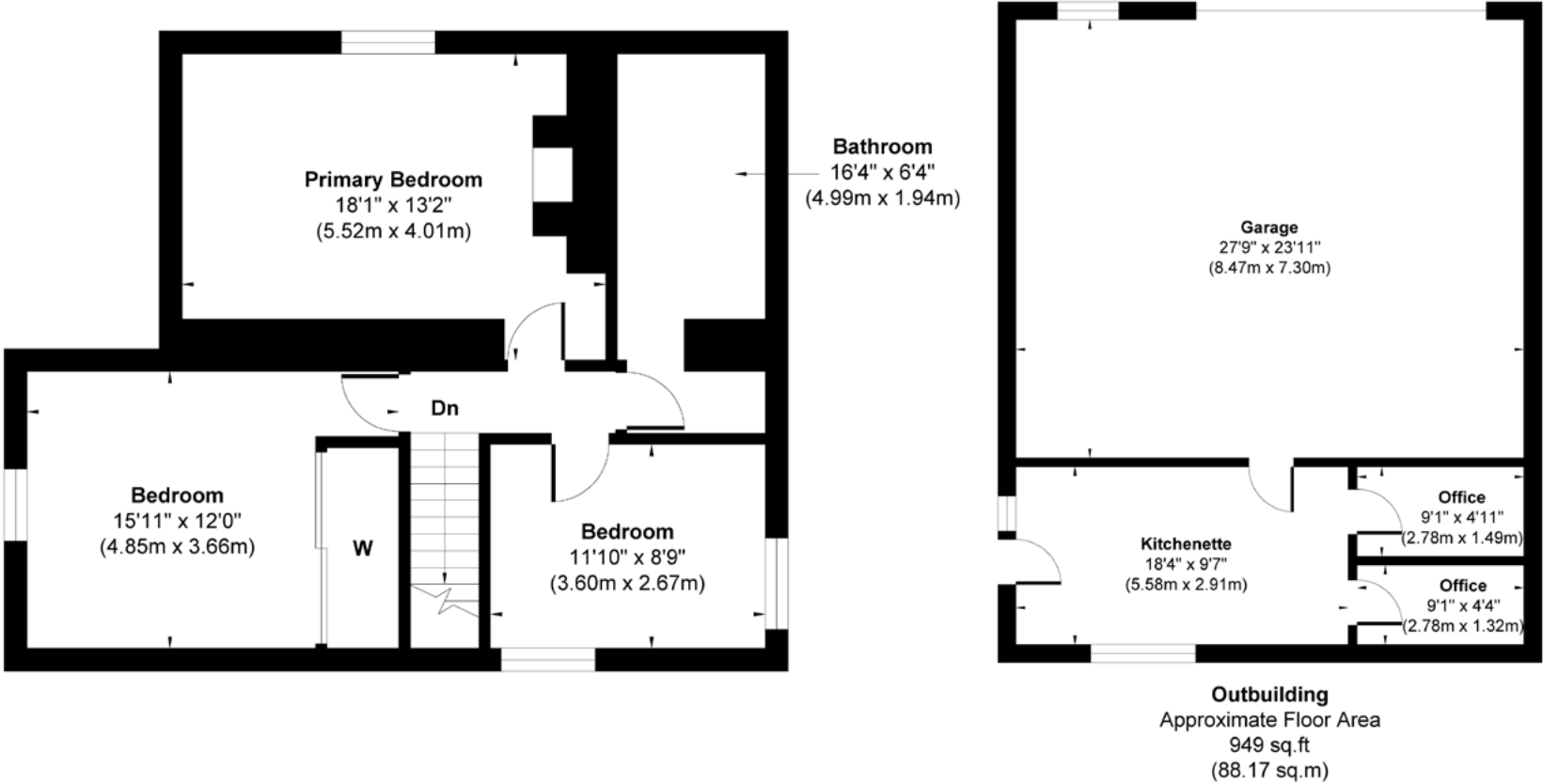
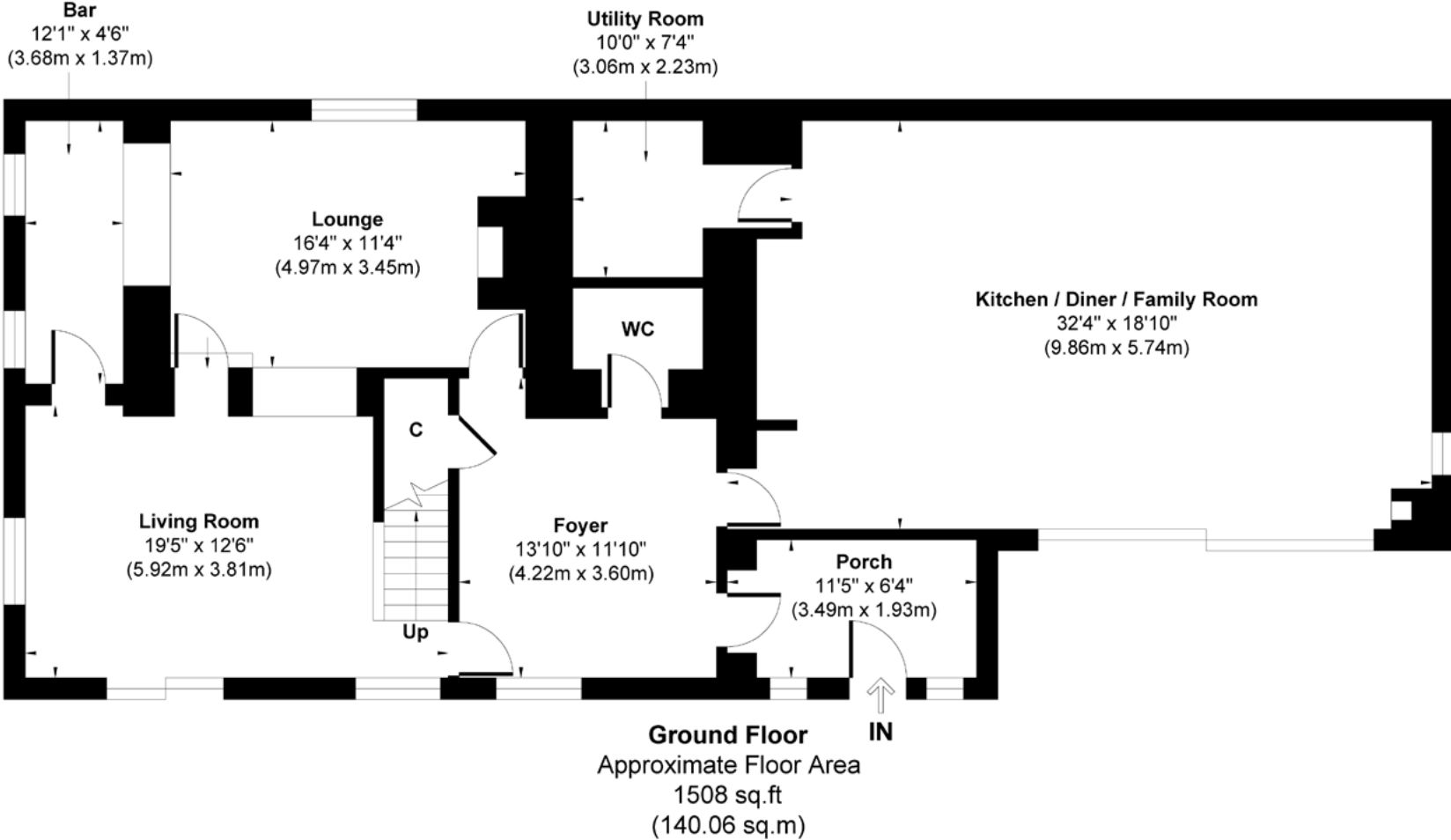
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Approx. Gross Internal Floor Area 3177 sq. ft / 295.11 sq. m (Including Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.
No responsibility is taken for any errors, omission, miss-statement or use of data show.



Heaton Cottage, Botton Road, Darwen, BB3 2TT

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