



| 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 | | 34 | |
| (21-38) F | | | 66 |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

Hurst Lane, Rossendale, BB4 8TB

Offers Over £1,250,000

AN IMPRESSIVE FAMILY HOME SET IN AN IDYLIC LOCATION

Chapel Hill Farm is a stunning six bedroom property surrounded by rolling countryside in a semi rural location yet only a short walk to the popular town centre of Rawtenstall. This beautiful property is a sublime example of contemporary style that sympathetically incorporates traditional character features. The property offers a versatile range of living accommodation with an annex recently used to accommodate AirBnB with high demand booking. Finished with neutral tones and sleek interiors to create a six bedroom family home in the picturesque and desirable location of Rossendale.

The property comprises briefly, to the ground floor: entrance through to the welcoming hallway which has stairs to the first floor and doors to the spacious lounge and to the dining room. The lounge provides access to the sitting room and the rear garden. The dining room has doors to the study, cinema room and to the open plan kitchen/family room. The beautiful, shaker style kitchen is open to a sitting area with bi-folding doors leading to the beautiful rear garden and a door to the utility room which has doors to the side of the property and to the WC. To the first floor you will find five double bedrooms and a modern four piece bathroom. The main bedroom and second bedroom boast their own en suite facilities. The second bedroom also has access to the balcony looking over the rear garden and countryside views.

Entrance to the annex, through to a welcoming kitchen which has stairs to the first floor and is open to the annex lounge. To the first floor there is a bedroom with a door to a three piece bathroom. Externally the property boasts a gated driveway with ample off road parking for numerous vehicles leading to a detached double garage. There is a private paved patio and decked area overlooking countryside to the rear with an extensive lawn garden and a separate spa room including a hot tub, a sauna and shower facilities.

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Offers Over £1,250,000



- Exceptional Detached Property
- Contemporary Open Plan Kitchen/Family Room
- Extensive Gardens & Ample Off Road Parking
- EPC Rated F
- Five Bedrooms & Two En Suite Facilities
- Superb Cinema Room & Outdoor Spa Room With Hot Tub & Sauna
- Freehold
- Attached One Bedroom Annex
- Impressive Balcony With Envious Countryside Views
- Council Tax Band G

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Ground Floor

Entrance Hallway

20' x 11'11" (6.10m x 3.63m)

Hardwood double glazed stained glass entrance door, UPVC double glazed window, two UPVC double glazed frosted windows with stone sills, two central heating radiators, two feature wall lights, spotlights, Kamdean flooring, oak spindled staircase to the first floor, double doors to the lounge and door to the dining room.

Lounge

24'7 x 19'4 (7.49m x 5.89m)

Two UPVC double glazed windows with stone sills, two central heating radiators, cast iron log burning stove with feature brick surround, three feature wall lights, exposed beams, Parquet flooring, doors to the cellar and the sitting room and UPVC double glazed French doors to the rear.

Sitting Room

21' x 20'5 (6.40m x 6.22m)

Three UPVC double glazed windows with stone sills, two central heating radiators, television point, part exposed stone elevation, spotlights, wood laminate flooring, door to the boiler room and UPVC double glazed door to the side elevation.

Cellar

13'3 x 8'9 (4.04m x 2.67m)

Stone shelving, light and wrought iron gate.

Dining Room

26'1 x 14'4 (7.95m x 4.37m)

Two UPVC double glazed windows with stone sills, two central heating radiators, feature fireplace with stone hearth and wooden mantel, spotlights and doors to kitchen/family room, cinema room and study.

Cinema Room

15'3 x 9'11 (4.65m x 3.02m)

Central heating radiator, television point, feature lighting and exposed beams.

Study

13'1 x 12' (3.99m x 3.66m)

UPVC double glazed window and central heating radiator.

Kitchen/Family Room

36'1 x 15'4 (11.00m x 4.67m)

Four UPVC double glazed windows, four Velux windows, two electric heaters, exposed beams, spotlights, cast iron log burning stove with stone hearth and wooden mantel, range of shaker style wall and base units with granite surfaces, Aga range cooker with four ring hob and two hotplates, extractor hood, stainless steel one and a half bowl sink with mixer tap, double ceramic sink with mixer tap, integrated dishwasher, fridge, freezer and wine fridge, island with breakfast bar, Kamdean flooring, door to the utility and bi-folding doors to the balcony.

Utility Room

9'10 x 6'7 (3.00m x 2.01m)

UPVC double glazed window, panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, fuse box, tiled flooring, door to WC and UPVC double glazed frosted door to the side elevation.

WC

6'7 x 4'11 (2.01m x 1.50m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, part tiled elevations and tiled flooring.

First Floor

Landing

Galleried landing with four UPVC double glazed windows with stone sills, central heating radiator, part vaulted ceiling, exposed beams, four feature wall lights and doors to five bedrooms and bathroom.

Bedroom One

20'1 x 19'3 (6.12m x 5.87m)

Three UPVC double glazed windows with stone sills, two central heating radiators, spotlights and door to the en suite.

En Suite

11' x 7'7 (3.35m x 2.31m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, shower unit with jets, tiled elevations, spotlights and tiled flooring.

Bedroom Two

27'4 x 22'11 (8.33m x 6.99m)

Two UPVC double glazed windows with stone sills, two Velux windows, three central heating radiators, fitted wardrobes, vaulted ceiling and exposed beams.

Bedroom Three

16'11 x 10'6 (5.16m x 3.20m)

Two central heating radiators, fitted wardrobes, exposed beams, door to the en suite and UPVC double glazed French doors to the balcony.

En Suite

4'6 x 4'5 (1.37m x 1.35m)

Dual flush WC, corner wall mounted wash basin, single direct feed shower unit, part tiled elevations, spotlights and extractor fan.

Bedroom Four

17'5 x 8'1 (5.31m x 2.46m)

Two UPVC double glazed windows with stone sills, central heating radiator and exposed beams.

Bedroom Five

12'7 x 9'7 (3.84m x 2.92m)

Velux window, UPVC double glazed window with stone sill, two central heating radiators, eaves storage, exposed beams and spotlights.

Bathroom

13'4 x 7'4 (4.06m x 2.24m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin, double wood panelled bath, double direct feed shower unit, part tiled elevations, illuminated mirror, vaulted ceiling, exposed beams, spotlights and wood effect flooring.

Annex Ground Floor

Annex Kitchen

14'5 x 14'3 (4.39m x 4.34m)

Composite double glazed entrance door, UPVC double glazed window with stone sill, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, spotlights, wood laminate flooring, stairs to the first floor and open to the reception room.

Annex Reception Room

11'3 x 10'10 (3.43m x 3.30m)

UPVC double glazed window with stone sill, central heating radiator, television point, smoke alarm and UPVC double glazed door to the rear.

Annex First Floor Landing

Velux window, UPVC double glazed window with stone sill, central heating radiator, vaulted ceiling, exposed beams, door to the bathroom and steps to the bedroom.

Annex Bathroom

13'6 x 7' (4.11m x 2.13m)

Central heating radiator, dual flush WC, vanity top wash basin, panelled bath, plumbing for washing machine, spotlights, extractor fan and tiled flooring.

Annex Bedroom

11'6 x 11'2 (3.51m x 3.40m)

Central heating radiator, vaulted ceiling, exposed beams and smoke alarm.

External

Ample off road parking on the driveway, extensive decked terrace/balcony overlooking the countryside and a laid to lawn garden with bedding areas and mature trees.

Garage

19'1 x 14'6 (5.82m x 4.42m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, boiler and remote up and over door.

Spa Room

16'11 x 9'8 (5.16m x 2.95m)

To the rear of the garage with two sets of UPVC double glazed French doors to the balcony, spotlights, extractor fan, wood decked floor, hot tub, sauna, central heating towel rail and direct feed shower unit.

