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## Tunstead, Bacup, OL13 8NH

### £550,000

A SUPERB FOUR BEDROOM DETACHED FAMILY HOME BUILT IN 1632 BURSTING WITH CHARACTER WITH COUNTRYSIDE VIEWS

WOW! A superb, spacious and characterful family home set in a semi rural area of Tunstead with stunning countryside views. The property is believed to be one of the oldest homes in Rossendale, bursting with history and charming traditional features including stone fireplaces, beamed ceilings and a stone staircase. With its generous sized rooms and a beautiful wrap around garden, this is the perfect family home! This superb property is located just a 10 minute drive to the popular town Rawtenstall where there are ample shops and eateries.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with doors providing access to the cellar, downstairs WC, spacious kitchen, bright utility room and storage cupboard. The kitchen is fitted with cream wall and base units, boasts a superb Aga cooker and has doors leading to the rear garden and first reception room. Reception room one has a stunning stone built fireplace, beautiful wooden beams and doors leading to the first floor, second hall and rear hall. The second hall has stairs leading to the first floor and doors providing access to the front courtyard garden and to the second reception room. The second reception room has a door leading to the third reception room/study. The rear hall has a door providing access to the third reception room/study and to the rear garden. There is a stunning original stone stairway to the first floor where there is a landing with doors leading to the main bedroom, the four piece family bathroom and to the inner landing. The inner landing has doors providing access to two further bedrooms. The third bedroom has a door leading to a further landing with stairs leading to the ground floor and doors providing access to the fourth bedroom and the WC.

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# Tunstead, Bacup, OL13 8NH

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- Enviably Detached Property With Traditional Features
- Four Double Bedrooms
- Off Road Parking On Driveway
- EPC Rating Is TBC

- Three Spacious Living Areas
- Gorgeous Four Piece Bathroom Suite
- Council Tax Band Is G

- Fitted Kitchen Open To A Dining Room
- Wrap Around Gardens
- Freehold Property

## Ground Floor

### Entrance

Enter via a wood door leading into the hall.

### Hall

12'10 x 6'03 (3.91m x 1.91m)

Wood flooring, doors leading to the WC, Utility, Kitchen, understairs storage and cellar.

### WC

4'11 x 2'05 (1.50m x 0.74m)

Low basin WC, wall mounted wash basin with traditional taps, extractor fan, wood flooring.

### Utility

12'08 x 11'11 (3.86m x 3.63m)

UPVC double glazed mullion window, central heated towel rail, gloss wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, exposed wooden beams, part tiled elevations, wood effect flooring, storage cupboard.

### Kitchen

18'06 x 18'02 (5.64m x 5.54m)

Two UPVC double glazed stone surround windows, UPVC double glazed mullion window, central heating radiator, cream wall and base units with quartz worktops, double stainless steel sink and drainer with mixer tap, Aga range cooker, dishwasher, space for a fridge/freezer, smoke alarm, exposed wooden beams, part tiled elevations, tiled flooring, door leading to reception room one, wooden double glazed door leading out to the rear of the property.

### Reception Room One

21'05 x 18'02 (6.53m x 5.54m)

UPVC double glazed mullion window, central heating radiator, feature stone fireplace with gas fire, television point, exposed wooden beams, stone flooring, doors leading to the inner, rear hall and stairs leading up to the first floor.

### Rear Hall

5'08 x 5'01 (1.73m x 1.55m)

Tiled flooring, door leading to reception room three/study, wood door leading to the rear of the property.

### Reception Room Three/Study

13'10 x 12'09 (4.22m x 3.89m)

Two UPVC double glazed mullion windows, central heating radiator, door leading into reception room two.

### Reception Room Two

16'11 x 13'03 (5.16m x 4.04m)

Two UPVC double glazed mullion windows, central heating radiator, television point, dado rail, smoke alarm, door leading into the inner hall.

### Inner Hall

11'06 x 4 (3.51m x 1.22m)

Wood single glazed frosted window, central heating radiator, wood flooring, door to reception room one, stairs leading up to the first floor, wood door leading into the courtyard garden.

## Lower Ground Floor

### Cellar

14'04 x 12'08 (4.37m x 3.86m)

UPVC double glazed mullion window, combination Vaillant boiler, gas and electric meter, fuse box, alarm system, stone flooring.

### First Floor

### Landing

18'07 x 11'07 (5.66m x 3.35m)

UPVC double glazed mullion window, central heating radiator, doors leading to bedroom one, family bathroom and inner landing.

### Bedroom One

18'05 x 18'04 (5.61m x 5.59m)

Two UPVC double glazed mullion windows, central heating radiator, feature open stone fireplace, exposed wooden beams, exposed stone elevations.

### Bathroom

13'08 x 12'09 (4.17m x 3.89m)

Two UPVC double glazed mullion windows, upright central heating radiator, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, freestanding roll top bath with mixer tap and rinse head, corner main feed shower, exposed wooden beams, spotlights, part tiled elevations, tiled flooring.

### Inner Landing

14'11 x 6'03 (4.55m x 1.91m)

Exposed wooden beams, doors leading to two bedrooms.

### Bedroom Two

18'03 x 16'11 (5.56m x 5.16m)

Two UPVC double glazed mullion windows, central heating radiator, television point, access to attic, store cupboard.

### Bedroom Three

18'02 x 14'09 (5.54m x 4.50m)

Two UPVC double glazed mullion windows, central heating radiator, exposed wooden beams, television point, access to the attic, door leading to a second inner hall.

### Second Inner Hall

6 x 2'05 (1.83m x 0.74m)

Doors leading to bedroom four and WC.

### Bedroom Four

13'04 x 12'07 (4.06m x 3.84m)

Two UPVC double glazed mullion windows, central heating radiator.

### WC

7'07 x 4'04 (2.31m x 1.32m)

UPVC double glazed mullion windows, low basin WC, pedestal wash basin with traditional taps, hot water system, part tiled elevations.

### Externally

## Front

Paved courtyard, wraps around to the rear, steps to a shrubby area, off road parking.

## Rear

Enclosed laid to lawn garden with patio area, mature shrubbery, bedding areas, gate leading to a shared access road.

