



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(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.

Pennine Road, Bacup, OL13 9PZ Offers In The Region Of £500,000

A UNIQUE OPPORTUNITY TO OWN AN IMPRESSIVE FARMHOUSE WITH A BARN

Situated on approximately half an acre of land and benefiting from an abundance of indoor and outdoor space, this impressive five bedroom detached farmhouse is being proudly welcomed to the market in the sought after location of Bacup. Situated on its own private plot and boasting an impressive barn, enviable gardens and added extension, this fantastic property is a versatile and complete blank canvas perfect for any potential buyer who is looking for a project. With ample off road parking, three bathrooms and having been beautifully maintained throughout with stunning original features, this fantastic property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Rossendale, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access to a contemporary bathroom and to a fantastic space, which initially was being converted into an open kitchen diner, leads to a reception room. The reception room guides you through to a kitchen diner and inner hallway. The kitchen leads down to the cellar. The inner hallway guides you through to a second reception room and houses a staircase to the first floor. The first floor comprises of four generously sized bedrooms and staircase to the fifth bedroom. The main and second bedrooms both benefit from en suite shower rooms and walk in wardrobes. Externally there are fantastic wrap around gardens with paving, composite decking, pond and access on to an impressive barn. The barn houses five fantastic storage spaces and an impressive barn which has been reroofed and is currently the perfect garage space.

For further information or to arrange a viewing please contact our Rossendale office at your earliest convenience.

Pennine Road, Bacup, OL13 9PZ

Offers In The Region Of £500,000



- Impressive Detached Farmhouse
- Detached Barn
- Off Road Parking
- EPC Rating: D

- Five Bedrooms
- Approx. Half Acre Plot
- Freehold

- Set Over Four Floors
- Wrap Around Gardens
- Council Tax Band E

Ground Floor

Entrance Hallway

17'8 x 7'1 (5.38m x 2.16m)

Hardwood double glazed front entrance door, Velux window, central heating radiator, spotlights, tiled flooring, open to room one and oak door to bathroom.

Bathroom

14' x 6'10 (4.27m x 2.08m)

Velux window, upright central heating radiator, panelled bath with electric feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Room One

19'9 x 17'11 (6.02m x 5.46m)

Hardwood double glazed window, two Velux windows, plumbing for appliances, spotlights and UPVC double glazed door to reception room one.

Reception Room One

15'11 x 15'6 (4.85m x 4.72m)

UPVC double glazed window, central heating radiator, gas fire with stone surround, two feature wall lights, dado rail, coving, ceiling rose, stone flagged flooring and doors to inner hall and kitchen.

Kitchen

16'10 x 10'10 (5.13m x 3.30m)

Hardwood double glazed window, central heating radiator, range of wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, Baumatic range cooker with five ring gas hob, Baumatic electric double oven in a high rise unit, plumbing for washing machine and dishwasher, space for fridge freezer and dryer, hardwood flooring and door to staircase to the cellar.

Inner Hall

5'6 x 3'6 (1.68m x 1.07m)

UPVC double glazed window, stairs to the first floor and door to reception room two.

Reception Room Two

18'6 x 12'9 (5.64m x 3.89m)

UPVC double glazed window, two central heating radiators, cast iron multifuel burning stove with stone surround, television point, two feature wall lights, coving and ceiling rose.

Lower Ground Floor

Cellar

18'4 x 12'3 (5.59m x 3.73m)

Power, light, central heating radiator, Worcester boiler and water tank.

First Floor

Landing

20'4 x 18'4 (6.20m x 5.59m)

UPVC double glazed window, central heating radiator, spotlights, stairs to bedroom five and doors to four bedrooms.

Bedroom One

14'5 x 13'5 (4.39m x 4.09m)

Two UPVC double glazed windows, central heating radiator, television point, understairs storage, dado rail and oak doors to en suite and walk in wardrobe.

En Suite

8'5 x 4'8 (2.57m x 1.42m)

Central heating radiator, direct feed shower unit, vanity top wash basin, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Walk In Wardrobe

5'6 x 4'8 (1.68m x 1.42m)

Spotlights.

Bedroom Two

13'10 x 12'10 (4.22m x 3.91m)

UPVC double glazed window, central heating radiator, television point, feature wall light, dado rail and oak doors to en suite and walk in wardrobe.

En Suite

6'9 x 4'1 (2.06m x 1.24m)

Central heating towel rail, dual flush WC, vanity top wash basin, double direct feed shower unit, PVC panelled elevations, spotlights, extractor fan and tiled flooring.

Walk In Wardrobe

4'5 x 4'1 (1.35m x 1.24m)

Spotlights.

Bedroom Three

12'7 x 11'4 (3.84m x 3.45m)

UPVC double glazed window, central heating radiator, dado rail, coving and ceiling rose.

Bedroom Four

12'10 x 7'7 (3.91m x 2.31m)

Hardwood double glazed window, central heating radiator and television point.

Second Floor

Bedroom Five

18'4 x 13'5 (5.59m x 4.09m)

UPVC double glazed window, central heating radiator, eaves storage and exposed beams.

External

Approx. half acre of wrap around gardens with composite decking, pond, gated off road parking and access to a barn and outbuildings.

Barn Ground Floor

Entrance Hallway

24' x 18'9 (7.32m x 5.72m)

Hardwood entrance door, two hardwood single glazed windows, power, light, stone flagged flooring and open to the store room.

Store Room

13'9 x 10'8 (4.19m x 3.25m)

Hardwood single glazed window, power, light and door to the barn.

Barn

45'5 x 35'3 (13.84m x 10.74m)

Four Velux windows, power, light, ladder to a store room, hardwood door to a further store room and steel barn doors to the front and rear elevations.

Store Room

31'9 x 17'11 (9.68m x 5.46m)

Doors to two further rooms.

Room

10' x 8'8 (3.05m x 2.64m)

Room

13'10 x 9'2 (4.22m x 2.79m)

