



| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Haslingden Road, Rossendale, BB4 6RE

### £300,000

IMPRESSIVE COMMUNITY PUB.

The Shepherds Inn is a well-established, busy, and much-loved community free house pub in pristine condition throughout. Comprising open plan bar area with a complimentary darts/sports room. To the rear is an attractive and ever popular outdoor area, with luxury living accommodation found to the first and second floors. This renowned community pub is located along Haslingden Road, on the A681, in Rawtenstall, a picturesque town nestled in the affluent Rossendale valley of Lancashire. Rawtenstall is known for its beauty and is increasingly gaining recognition as an up-and-coming area.

Comprising briefly, to the ground floor: the welcoming entrance leads into an open plan bar, and a sports room with darts board to the right. This ever-popular pub caters for approximately 60 covers inside, and currently has several TV's, making it popular with locals for watching sport. There is a well-appointed and immaculate pub kitchen/stock room. Ancillary areas comprising; wine store, basement cellar, ladies & gents WC's. Situated to the first floor is an attractive owner's private apartment comprising; large open plan living space, breakfast kitchen, two double bedrooms, luxury bathroom, separate shower room, and office space. To the second floor there are three currently unused rooms which could be converted in to additional bedrooms creating a large duplex apartment. To the rear is an attractive beer garden which currently caters for approximately 40 covers.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Haslingden Road, Rossendale, BB4 6RE

£300,000



- Impressive Community Pub
- Added Sports Room
- Attractive Beer Garden to Rear
- EPC Rating TBC
- Luxury Living Accommodation
- Two Double Bedrooms
- Tenure Leasehold
- Immaculate Kitchen and Stock Room
- Further Three Loft Rooms
- Council Tax Band A

## Ground Floor

## Rear

### Entrance Vestibule

### Open Plan Bar

37'6 22'10 (11.43m 6.96m )

### Sports Room

14'10 x 12'1 (4.52m x 3.68m )

### Kitchen

15'7 x 13'6 (4.75m x 4.11m )

### Lower Ground Floor

### Cellar

11'1 x 10'4 (3.38m x 3.15m )

## First Floor

### Lounge

22'1 x 13'7 (6.73m x 4.14m)

### Kitchen

13'1 x 9'10 (3.99m x 3.00m)

### Shower Room

### Bedroom One

18'3 x 12'8 (5.56m x 3.86m)

### Bedroom Two

13'5 x 13'2 (4.09m x 4.01m )

### Office

13'1 x 7'9 (3.99m x 2.36m)

## Bathroom

## Second Floor

### Loft Room One

12 x 11'6 (3.66m x 3.51m)

### Loft Room Two

21'7 x 7'7 (6.58m x 2.31m )

### Loft Room Three

20'4 x 6'11 (6.20m x 2.11m )

## Exterior



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