



Bishops Court, Rossendale, BB4 7FB

£795,000

AN OUTSTANDING FIVE BEDROOMED DETACHED PROPERTY WITH ADDED ANNEX AND FOUR ACRES OF LAND

This impressive five bedroomed detached family home situated on a quiet, rural cul de sac is being proudly welcomed to the market in the highly desired area of Cowpe. With spacious accommodation in abundance, the property oozes class and sophistication, as well as, impressive fully renovated annex to the rear and an impressive four acres of land! Internally the property flows with opulent interior style finishes with neutral decor and contemporary fixtures and fittings that epitomise contemporary country style living. Semi-rural in location, the property is surrounded by open farm fields yet is only a short distance from the neighbouring towns of Rawtenstall, Bacup and Waterfoot for all amenities. A credit to its current occupants, this dream property is the perfect up size for a growing modern family looking for something with that WOW factor! Situated within close reach of highly regarded schools, local amenities and motorway links to Bury and Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, inner hallway, WC and staircase to the first floor. The reception room boasts stunning multi fuel burner whilst the inner hallway guides you through to a second living area, utility room and open to a contemporary kitchen/dining space. The utility area leads through to a garage which fits up to four cars! The first floor comprises of doors on to five generously sized bedrooms with the fourth bedroom leading on to en suite shower room. The main bedroom leads on openly to a walk-in wardrobe and patio doors on to a snug. The walk-in wardrobe then provides access through to an en suite. The snug comprises of bi-folding doors on to an impressive balcony overlooking the enviable scenic views! Externally there is a tiered laid to lawn garden to the rear with stunning Indian stone patio areas, storage shed and access to

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- Tenure Freehold
- Council Tax Band G
- EPC Rating B
- Semi Rural Location
- Stunning Five Bedroom Property With Added Annex
- Four Acres Of Land
- Off Road Parking With Driveway
- Ideal Home For A Family
- Enviaible Scenic Views
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Hallway

18'9 x 12'5 (5.72m x 3.78m)

WC

7' x 4'2 (2.13m x 1.27m)

Reception Room One

22'9 x 13'9 (6.93m x 4.19m)

Inner Hall

17'4 x 5'7 (5.28m x 1.70m)

Reception Room Two

12'11 x 10'6 (3.94m x 3.20m)

Kitchen

18'1 x 13'7 (5.51m x 4.14m)

Utility Room

10'3 x 9'6 (3.12m x 2.90m)

Garage

43'10 x 19'10 (13.36m x 6.05m)

First Floor

Landing

29'1 x 7'4 (8.86m x 2.24m)

Bedroom One

27' x 22'9 (8.23m x 6.93m)

Walk In Wardrobe

11' x 5'11 (3.35m x 1.80m)

En Suite

10'10 x 6'6 (3.30m x 1.98m)

Snug

19' x 9'2 (5.79m x 2.79m)

Bedroom Two

11'8 x 10'8 (3.56m x 3.25m)

Bedroom Three

14'4 x 14'3 (4.37m x 4.34m)

Bedroom Four

15'6 x 8'11 (4.72m x 2.72m)

En Suite

7'10 x 4'7 (2.39m x 1.40m)

Bedroom Five

12'8 x 6'10 (3.86m x 2.08m)

Bathroom

14'10 x 6'10 (4.52m x 2.08m)

External

Front

Rear

Annexe

Hallway

9'8 x 6'4 (2.95m x 1.93m)

Reception Room

17'6 x 10'5 (5.33m x 3.18m)

Kitchen

12' x 9'10 (3.66m x 3.00m)

First Floor

Landing

11'11 x 8'7 (3.63m x 2.62m)

Bedroom One

12'5 x 8'6 (3.78m x 2.59m)

Bedroom Two

8'9 x 8'7 (2.67m x 2.62m)

Bathroom

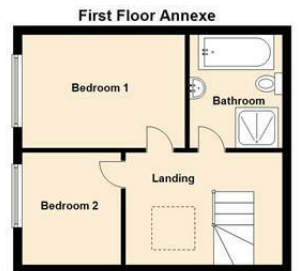
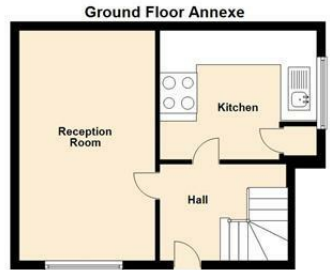
8'8 x 7'1 (2.64m x 2.16m)



Directions

Tel: 01706215618





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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	90
England & Wales		EU Directive 2002/91/EC	

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