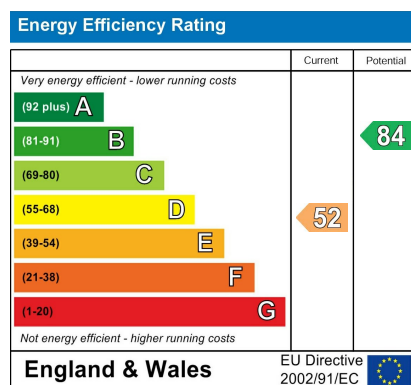




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Holcombe Road, Rossendale, BB4 4AN

£450,000

STUNNING MID TERRACED COTTAGE WITH ADDITIONAL 1 ACRE PLOT, FOUR STABLES AND BARN

This quaint and characterful cottage is being delivered to the market with an additional acre plot housing four stables with attached tack, feed room and barn! This property is the ideal escape for a young family or couple and boasts enviable open views, as well as an abundance of period features with sizeable accommodation flowing over four storeys. With a tastefully traditional style throughout, the property is a credit to its current occupants.

Comprising briefly; entrance into a generously sized reception room which houses a multifuel stove, and provides access to a staircase to the first floor and leads through to a fantastic sized dining kitchen; boasting views over the garden and countryside. The kitchen in turn provides access to the basement which has a handful of opportunity to be converted. The basement has a door leading out to the rear, plumbing for utilities, access to a modern WC as well as power supply and lighting. To the first floor you will find two good sized bedrooms and a four piece house bathroom. The second floor is accessible via a staircase off the first floor landing and provides the property with a large loft conversion.

Externally, to the rear you will find a beautifully presented, planted garden with a decked sun trap. The additional land is located at the end of the terraced row and has double gated access, four stables with attached tack, feed room and barn, as well as gated access to grazing land and a bridle way.

Viewing essential! Don't miss the opportunity to make this house your home and enjoy the best of modern living in a property filled with character.

Holcombe Road, Rossendale, BB4 4AN

£450,000



- Exquisite Mid Terraced Cottage
- Additional Attic Room
- Countryside Surroundings
- EPC Rating E
- Acre Plot, Four Stables and Barn
- Four Piece Bathroom
- Tenure Freehold
- Two Bedrooms
- Contemporary Fitted Kitchen
- Council Tax Band C

Ground Floor

Reception Room One

15'0 x 13'0 (4.57m x 3.96m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, multifuel log stove with stone hearth and wooden mantel, television point, door to kitchen and door to stairs to first floor.

Kitchen/Dining Area

16'0 x 13'0 (4.88m x 3.96m)

UPVC double glazed window, central heating radiator, range of panel wall and base units with marble effect worktops and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise Zanussi double oven, four ring Zanussi induction hob and extractor hood, integrated wine cooler, microwave, dishwasher and fridge freezer, inset gas fire, LVT flooring, door to storage and door to stairs to cellar.

Lower Ground Floor

Basement Room One

15'0 x 13'0 (4.57m x 3.96m)

Central heating radiator, access to meters, space for fridge freezer, wooden fire surround, television point, wood effect lino flooring and open access to cellar room two.

Basement Room Two

17'9 x 8'6 (5.41m x 2.59m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, stone fire surround, exposed beams, wood effect vinyl flooring and door to inner hallway.

Inner Hallway

10'0 x 3'11 (3.05m x 1.19m)

Vinyl flooring, door to WC and UPVC double glazed door to rear.

WC

4'0 x 3'0 (1.22m x 0.91m)

Vanity top wash basin with mixer tap, dual flush WC, part tiled elevations and vinyl flooring.

First Floor

Landing

11'0 x 6'0 (3.35m x 1.83m)

Stairs to the second floor, doors leading to bedroom one, bathroom and access to further landing.

Bedroom One

13'0 x 11'0 (3.96m x 3.35m)

Two UPVC double glazed windows, central heating radiator, electric fire with stone surround and fitted wardrobes.

Bathroom

11'0 x 6'0 (3.35m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, fully tiled elevations and tiled flooring.

Further Landing

Door to bedroom two and stairs to second floor.

Bedroom Two

8'0 x 7'0 (2.44m x 2.13m)

UPVC double glazed window and central heating radiator.

Second Floor

Attic Room

32'0 x 13'0 (9.75m x 3.96m)

Two Velux windows, two central heating radiators and exposed beams.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio, decking, bedding areas and field views. There is also an approx. 1 acre plot, access to four stables with attached tack and feed room, barn, grazing land and bridle way.

Stable Block One

1' shaped block with 2x 12' x 12' stables with electric, lighting and automatic waterers, attached tack and feed room measuring 11 foot x 16 ft and a concrete hardstanding in front of stables.

Stable Block Two

12' x 12' barn, 12' x 14' stable, 12' x 16' stable with rear window, large concrete yard area, water and electric onsite, parking for horsebox, road frontage access, additional storage shed, planning permission for one further stable, plans drawn for 20 x 30 arena.



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