



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.



## Lench Fold Clough, Rossendale, BB4 7AF

### Offers Over £425,000

IMMACULATELY PRESENTED 17TH CENTURY GRADE TWO LISTED PROPERTY WITH STUNNING WRAPAROUND COUNTRYSIDE VIEWS - NO ONWARD CHAIN

Keenans are proud to bring to the market this spectacular 17th century property which oozes character and charm. Situated in a semi-rural location with breath-taking views, the property is surrounded by wildlife and countryside walks as well as being easily accessible to major commuter routes and local amenities.

The property boasts three good sized bedrooms, a three-piece family bathroom, two reception rooms and a fitted kitchen, with an extensive rear garden which looks over Rossendale and has the perfect work from home space/summer house.

The property comprises briefly, to the ground floor, entrance to the porch which has a door providing access to the dining room. The dining room has doors leading to the living room, downstairs WC and the inner hallway. The living room has full-height windows which look over the beautiful views. The inner hallway has stairs leading to the first floor and a door providing access to the kitchen. The kitchen is fitted with integrated appliances and a stable door to access the rear of the property. To the first floor there is a bright landing with doors providing access to three bedrooms and a three-piece bathroom suite. The main bedroom has doors leading to a three-piece en-suite and to the walk-in wardrobe.

Externally, to the front of the property there is a decked seating area, with access to the oil tank and storage. To the rear of the property through new gates, there is an extensive enclosed garden with parking with

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.

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## Offers Over £425,000



- Grade Two Listed Property
- Outstanding Rural Viewpoint
- Karndean Flooring With Underfloor Heating Throughout
- Council Tax Band D
- No Onward Chain
- External Summerhouse
- Freehold Property
- Composite Fitted Kitchen
- Parking For Multiple Vehicles
- Planning Permission Previously Granted For 2nd Floor Extension

### Agents Notes

Situated away from main roads and in a hamlet of similar properties accessed via a lane, the property enjoys a setting that cannot be underestimated and a view out that really is exceptional. Viewing here in person is certainly recommended, in order to appreciate all that the property has to offer.

Please note: This property's rural setting means access is not suitable for vehicles with very low ground clearance or for unconfident drivers. We have accessed the property successfully ourselves in a variety of normal vehicles, from sports car to SUVs without problem, but this may not suit every vehicle or driver. Please ensure you are happy with access before booking a viewing.

### Ground Floor

#### Entrance

Enter via a hardwood front door leading into the porch.

#### Porch

3'08 x 3 (1.12m x 0.91m)  
Door leading into the dining room.

#### Dining Room

17'05 x 11'10 (5.31m x 3.61m)  
Wood double glazed mullion window, exposed wooden beams, underfloor heating, log burner, television point, smoke alarm, tiled flooring, doorway to the living room, doors leading to the WC and inner hall.

#### WC

5'01 x 4 (1.55m x 1.22m)  
Dual flush WC, vanity top wash basin with mixer tap, part tiled elevations, underfloor heating, tiled flooring.

#### Living Room

17'04 x 15'11 (5.28m x 4.85m)  
Three wood double glazed windows, log burner, television point, surround sound speakers, underfloor heating.

#### Inner Hall

4'09 x 4 (1.45m x 1.22m)  
Tiled flooring, door to the kitchen and stairs leading up to the first floor.

#### Kitchen

17 x 12'11 (5.18m x 3.94m)  
Two wood double glazed mullion windows, underfloor heating, gloss wall and base units with granite worktops, stainless steel one and a half sink and drainer with mixer tap, double oven with five ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, integrated pull out waste bin, integrated washing machine/dryer, integrated island/breakfast bar with wood worktops, exposed wooden beams, television point, smoke alarm, spotlights, understairs store cupboard, hardwood stable door leading out to the rear of the property.

### First Floor

#### Landing

10'06 x 9'01 (3.20m x 2.77m)  
Wood double glazed window, exposed wooden beams, underfloor heating, doors leading to three bedrooms and a bathroom.

### Bedroom One

11'08 x 11'01 (3.56m x 3.38m)  
Wood double glazed mullion window, two wood double glazed windows, velux window with fitted blinds, exposed wooden beams, doors to walk in wardrobe and en-suite.

### En-Suite

5'05 x 5'01 (1.65m x 1.55m )  
Dual flush WC, vanity top wash basin with mixer tap, corner main feed rainfall shower head, exposed wooden beams, underfloor heating, extractor fan, tiled elevations, tiled flooring.

### Walk In Wardrobe

5'05 x 5'01 (1.65m x 1.55m)  
Exposed wooden beams.

### Bedroom Two

10'05 x 9'02 (3.18m x 2.79m )  
Wood double glazed window, Velux window window with fitted blinds, exposed wood beams, underfloor heating.

### Bedroom Three

9'02 x 7'02 (2.79m x 2.18m )  
Wood double glazed window with shutters, underfloor heating, exposed wood beams.

### Bathroom

8'03 x 6'00 (2.51m x 1.83m )  
Wood double glazed window, central heating towel rail, underfloor heating, dual flush WC, vanity top wash basin with mixer taps, double L-shape bath with rinse head and mixer taps, part tiled elevations, tiled floor, extractor fan, exposed wood beams.

### Externally

#### Front

Unadopted road up to property, double gates, raised decked seating area with oil tank and underneath storage.

#### Rear

Enclosed garden, decked seating area, steps to the top of the lawn garden leading to a summer house / Office.

### Summer House / Office

10'01 x 7'04 (3.07m x 2.24m )  
Six wood double glazed windows, electric, UPVC double glazed french doors to access.

### Storage Shed

Water tank, pump boiler.

