



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Bury Road, Rawtenstall, BB4 6JS

£1,350,000

IMPRESSIVE DETACHED FIVE BEDROOM FAMILY HOME WITH HEATED INDOOR POOL

Nestled on Bury Road in the charming town of Rawtenstall, Rossendale, this substantial detached family home offers an exceptional living experience. Set within approximately 1.9 acres of picturesque landscapes, the property boasts breathtaking views that create a serene backdrop for everyday life.

Upon entering, you will discover four versatile reception rooms, providing ample space for both relaxation and entertainment. The highlight of the home is undoubtedly the heated indoor swimming pool, perfect for year-round enjoyment and leisure. The first floor features five generous bedrooms, with the main suite benefiting from a large en suite bathroom, ensuring comfort and privacy for the whole family.

This property is ideally suited for a growing family in search of their dream forever home. With its spacious layout and potential for customisation, you have the opportunity to personalise the space to reflect your unique style and preferences.

Additionally, there is the possibility of acquiring extra land which originally included stables, subject to separate negotiation, which could further enhance the appeal of this remarkable residence.

In summary, this home is a rare find, combining spacious living with stunning natural surroundings, making it a perfect choice for those seeking a tranquil yet vibrant lifestyle.

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£1,350,000

 5  2  4  E

- Substantial Detached Property
- Bursting with Charm
- Ample Off Road Parking and Large Double Garage
- EPC Rating E

- Five Bedrooms
- Stunning Open Aspect Views
- Tenure Freehold

- Impressive Pool Room
- Immaculate Landscaped Gardens
- Council Tax Band G

Ground Floor

Entrance Hall

18'6 x 17'4 (5.64m x 5.28m)
Hardwood single glazed frosted front door, central heating radiator, cornice coving, solid wood flooring, doors leading to inner hall, living room, dining room, study, morning room, sun room and stairs to first floor with stairlift.

Study

11'10 x 11'0 (3.61m x 3.35m)
Hardwood single glazed bay window, central heating radiator, cornice coving and radiant fire.

Living Room

20'7 x 14'0 (6.27m x 4.27m)
Three hardwood single glazed windows, hardwood single glazed bay window, two central heating radiators, cornice coving, three feature wall lights, living flame gas fire with stone chimney breast and window seat.

Sunroom

9'0 x 8'10 (2.74m x 2.69m)
Central heating radiator, cornice coving, four feature wall lights, wood effect flooring and hardwood double glazed door to patio and garden.

Dining Room

15'2 x 13'11 (4.62m x 4.24m)
Three hardwood single glazed bay windows, central heating radiator, cornice coving, two feature wall lights, living flame gas fire and serving hatch.

Morning Room

14'0 x 12'3 (4.27m x 3.73m)
Hardwood double glazed window, central heating radiator, coving, radiant fire, alcove storage, serving hatch and door to kitchen.

Kitchen

13'7 x 7'10 (4.14m x 2.39m)
Hardwood single glazed window, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, space for fridge, tiled effect flooring and door to rear hall.

Rear Hall

6'8 x 3'4 (2.03m x 1.02m)
Central heating radiator, tiled flooring, doors leading to utility, pool boiler room and hardwood single glazed frosted door to garden.

Utility

8'5 x 8'5 (2.57m x 2.57m)
Hardwood single glazed window to pool, skylight, stainless steel sink and drainer with traditional taps, plumbing for washing machine and fitted storage.

Pool Boiler Room

8'5 x 8'2 (2.57m x 2.49m)

Inner Hall

Hardwood double glazed window, two central heating radiators, coving, doors leading to WC and pool room.

WC

5'7 x 2'6 (1.70m x 0.76m)
Low basin WC and wall mounted wash basin with traditional taps.

Pool Room

38'4 x 19'9 (11.68m x 6.02m)
Two hardwood double glazed windows, electric feed shower, pool (29'0 x 11'9) and two aluminium sliding doors to garden.

First Floor

Landing

Hardwood single glazed stained glass frosted window with secondary glazing, cornice coving loft access, central heating radiator, doors leading to five bedrooms, family bathroom, WC and fitted storage.

Bedroom One

20'7 x 14'0 (6.27m x 4.27m)
Two hardwood single glazed windows with secondary glazing, hardwood single glazed bay window with secondary glazing, central heating radiator, cornice coving, fitted wardrobes and door to en suite.

En Suite

10'4 x 9'10 (3.15m x 3.00m)
Hardwood single glazed window with secondary glazing, central heating radiator, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, tiled panel bath with mixer tap and rinse head, electric feed shower, tiled elevations and extractor fan.

Bedroom Two

15'3 x 14'0 (4.65m x 4.27m)
Hardwood single glazed bay window with secondary glazing, central heating radiator, cornice coving and vanity top wash basin with traditional taps.

Bedroom Three

13'11 x 10'7 (4.24m x 3.23m)
Two hardwood double glazed windows, central heating radiator, cornice coving, fitted wardrobes and vanity top wash basin with traditional taps.

Bedroom Four

13'3 x 9'11 (4.04m x 3.02m)
Hardwood single glazed window with secondary glazing, central heating radiator, pedestal wash basin with traditional taps, air conditioning and pedestal wash basin with traditional taps.

Bedroom Five

11'10 x 11'0 (3.61m x 3.35m)
Hardwood single glazed bay window, central heating radiator, cornice coving and vanity top wash basin with mixer tap.

