

# Helmshore Road *Haslingden*





## Character and Comfort

Set back from the broad, treelined Helmshore Road, take the pedestrian gate and paved path running up the centre of the bordered lawn with its topiary planting to reach the distinctive period entrance to Hillcroft. A driveway provides parking, leading to a garage at the rear.

A handsome home, with a striking tall etched glass window notable on the staircase, Hillcroft was reportedly featured as 'show home' of the year by Ideal Homes Magazine in the 1970s.

Its enduring appeal is easy to admire, stained-glass embellishing the front door, which opens into the porch, where original panelling and traditional quarry tiling with a black and white border offer an insight into the heritage of the home.

## Traditional Touches

Wooden parquet flooring takes over from the tiling in the entrance hall, continuing through to the large lounge on the right; a sunny and bright room with large windows framing views out over the garden to the front and side. High ceilings add an airy lightness to the room, whilst warmth emanates from the gas fire.

From the entrance hall, head through into the pine, fitted breakfast kitchen, where tiles extend underfoot and an array of cabinetry provides plenty of storage, including pantry cupboards and drawers.





## Light-filled Living

Terracotta splashback tiles feature above the freestanding electric oven and hob, as light flourishes in through a large window above the sink. A room with plenty of storage and scope, there is ample space for a breakfast table, whilst beyond, a utility area with plumbing for a washing machine could easily be separated to create a dedicated utility room.



From the utility area, a characterful door opens to the handy storage/boiler room whilst another leads to the WC with wash basin. Another door, with stained-glass feature lite, leads to the side entrance to Hillcroft.

## Wine & Dine

A room made for Christmas, leading from the entrance hall, the formal dining room lies to the rear of Hillcroft, where a wide window looks out over the trees and planting. Polished parquet flooring flows out underfoot.

Next door to the kitchen, consider the potential to open the two rooms up to embrace modern living, potentially with bifolding doors out to the side patio for alfresco dining. High ceiling and built in cabinetry add a touch of prestige to this bountiful and bright room.

Overlooking the front garden, the music room is balanced and light, ideal as a snug, playroom or home office.





## When Bedtime Beckons...

Light streams down from the elegant window ornately etched with the figure of a 1920s-dressed lady on the turn in the panelled staircase, ascending to the first floor landing.

Bright and airy, turning left from the top of the stairs, step through into a peaceful double bedroom, carpeted underfoot and with leafy vistas out over the front garden and trees.

Ahead from the stairs, sleep soundly in the second of the bountiful double bedrooms, grandly sized with ample space for a super king size bed and with a feature wash basin. Large windows invite so much light through into each of the bedrooms at Hillcroft.

Along the landing, on the right discover a dressing room, deep and with verdant treetop views out through a leaded window. An ideal size for a walk-in wardrobe or even a study.



## Room For All

Next door to the principal bedroom, sweet slumber awaits within, with ample space for a super king size bed and views out over the mature trees to the front, whose changing hues highlight the shifting of the seasons.

Returning to the large landing, pass the tall, fitted storage cupboards, offering plenty of space for linen and towels, on route to the family bathroom. Tiled to the walls, and furnished with a heated towel radiator, traditional bath with shower and wash basin, light streams in through a large window.

Spacious and bright, there is ample scope to extend and modernise the bathroom, which is served by a separate WC next door. Consider too, the potential to extend the bathroom into the airing cupboard space, whilst converting the separate WC to an ensuite for one of the bedrooms.

Plum tones adorn the walls of the fourth double bedroom where wardrobe storage is available in the alcoves, and views extend over to the side of the home.





## Outdoor Living

Traditionally laid to lawn at the front, a tall screen of mature trees provides privacy from the road.

Moving around, paved pathways meander through the feature trees along the side of the home, arriving at a further area of lawn to the rear, providing plenty of space for children's games.

Embraced by gardens on three sides, experience the privacy and security this buffer of green provides at Hillcroft.

More than a house, Hillcroft is a home steeped in history, offering timeless 1920s charm with ample space. Embraced within private, mature gardens and close to local schools, distinctive period design, elegance and practicality combine at Hillcroft, a heritage home, providing a perfect blend of comfort, character, and potential for modern living.



# Out & About

Curiously named, meaning 'valley of the hazels', the small, rural town of Haslingden is set on a high hillside in Lancashire's Rossendale Valley.

With plenty of countryside to explore, make your way up to the iconic Halo Panopticon, a spaceship-like structure that glows blue at night. For a romantic evening out take a picnic and watch the sun set. Part of a wider scheme led by the REMADE in Lancashire programme, this artwork is a 21st century landmark symbolising the renaissance of the region.

One of the most scenic parts of Haslingden, the Grane Valley is a popular spot amongst walkers; stroll along Grane Road and enjoy walks to the local reservoirs, pop into Holden Wood Antiques or enjoy a refreshing thirst quencher at The Holden Arms. With so much to see and do nearby, Holden Wood Tea Rooms and Clough Head Café are on hand for hot tea and cake following an invigorating tour of the local area.

Snig Hole Park, with its gardens and children's play area, is a popular spot for families, as is the East Lancashire Heritage Railway, while Rossendale Golf Club is also close by.

Families are well served by nearby Haslingden Primary School, a short walk from the doorstep. Haslingden St James' Church of England Primary School and St Veronica's Roman Catholic Primary School are also within easy walking distance, whilst nearby is Haslingden High School – all rated 'Good' by Ofsted.

Commuters are well placed, close to the A56 and M66. Commute with convenience for work or retail therapy to the nearby towns of Rawtenstall, Bury and Manchester to the south, with Burnley, Blackburn and Preston also accessible to the north.



# The Finer Details

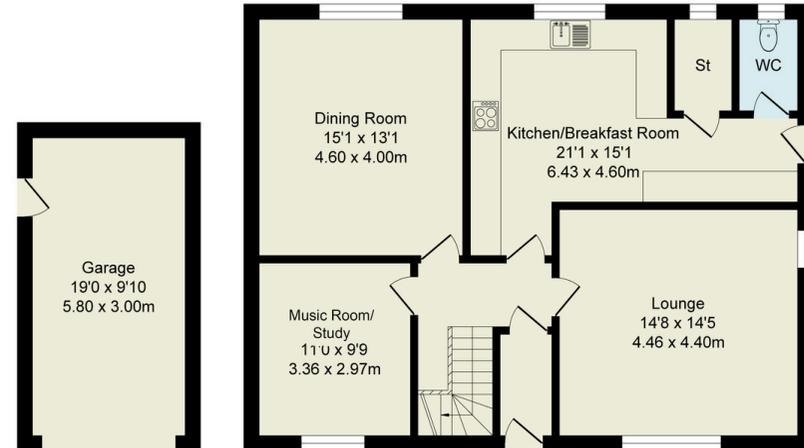
Total Approx. Floor Area 2035 Sq.ft. (189.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



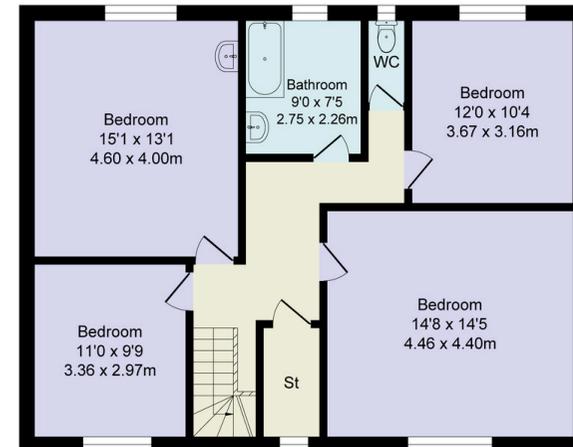
- Beautiful 1920s Detached Home
- Four Double Bedrooms
- Three Generous Reception Rooms
- Driveway & Detached Single Garage
- Superb Corner Plot
- Sold with No Onward Chain
- Council Tax Band E
- Leasehold 899 Years Remaining
- Ground Rent £4.50 Per Annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage  
Approx. Floor Area 187 Sq.Ft (17.4 Sq.M.)

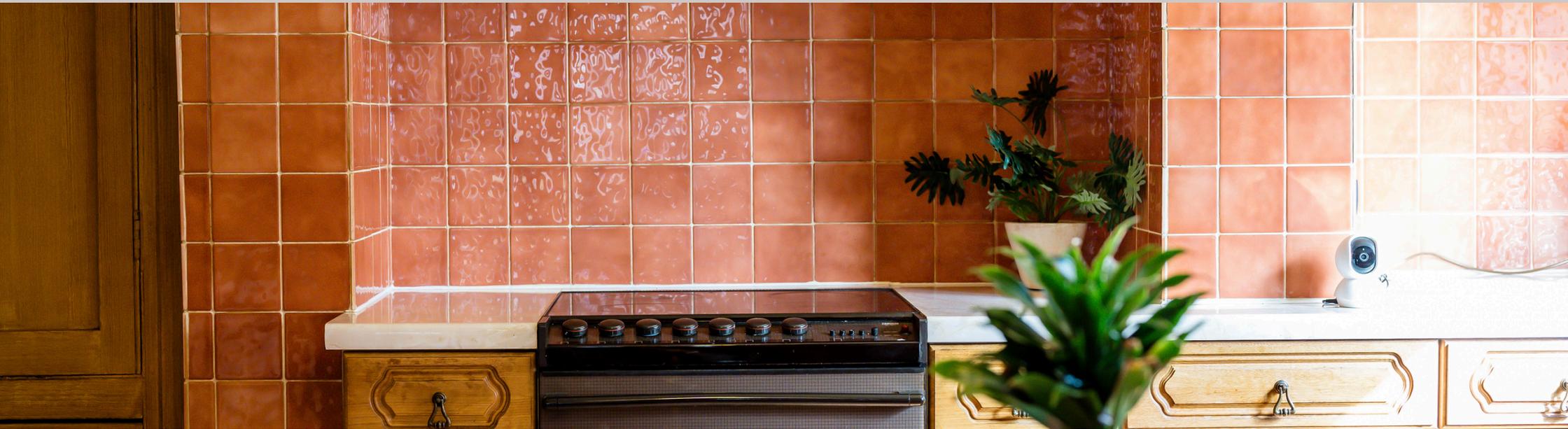
Ground Floor  
Approx. Floor Area 924 Sq.Ft (85.8 Sq.M.)



First Floor  
Approx. Floor Area 924 Sq.Ft (85.8 Sq.M.)

# Helmshore Road

*Haslingden*



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