



Brown Cot Rivington Lane , Rivington, BL6 7RX

****Part Exchange Considered**** "Brown Cot" is a magnificent contemporary home combining luxury with a family lifestyle perfectly. Approached via a private gated entrance and imposing from the approach, this stunning home offers exceptional square footage with 4 reception rooms, 4 double bedrooms, 2 ensembles & generous luxury living accommodation. Set in approximately 0.75 acre of landscaped gardens and surrounded by countryside views, this exceptional contemporary home is located at the foot of Rivington Pike in the heart of rural Lancashire pairs luxury with family lifestyle perfectly whilst also being close to outstanding local schools, amenities and transport links for those requiring access to commuter links. Sitting proudly on a generous and private plot, the property enjoys the views of the surrounding fields and is flooded with natural light thanks to its extensive use of glazing throughout, & the multi-zoned heating will keep you warm during the winter months. Built and designed for the current vendors, the attention to details is phenomenal with no expense spared and exemplary fittings include a beautifully fitted luxury kitchen with granite and Neff appliances to compliment, Villeroy & Boch bathrooms, Rako lighting system, zonal underfloor heating, fitted wardrobes, air conditioning, electric blinds & an extensive security system. All of these luxury finishes combine to give this property a sumptuous yet cutting edge rural feel. Externally there are impressive electric gates which open to reveal a spacious gravel driveway area providing ample parking for multiple cars with 2 x EV charging points, a detached double garage and landscaped gardens surrounding. To the side & rear elevations there are large patio area which are perfect for entertaining family & guests as well as perimeter fencing, established lawn area & a large studio / gym which offers potential for alternative use. There are also additional side plots with upside potential subject to planning.

Price £1,295,000

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, Rivington, BL6 7RX



- Exclusive 4 Bedroom Detached Family Home on Rivington Lane
- Contemporary Luxury Design with a Rural Location
- Side Plot with Potential for Offices, Steam Rooms or Outbuildings Subject to Planning
- Perfect for Family with Outstanding Schools Nearby
- Located at the Foot of Rivington Pike & Brief Walk to Lower Rivington Reservoir
- Extensive Security and CCTV Installed
- Double Garage & Large Home Gym / Studio
- Much Sought After Location with Commuter Links Nearby
- Air Source Heat Pump, Hive Heating and Air Conditioning System
- Landscaped Gardens which Enjoys a Private and Sunny Aspect

LOCATION

Master Bedroom

GROUND FLOOR

Ensuite

Entrance / Hallway

Bedroom 2

Cloakroom

Ensuite

W.C

Bedroom 3

Lounge

Bedroom 4

Dining Room

Family Bathroom

Living / Dining / Kitchen

EXTERNAL

Utility Room

Detached Double Garage

Playroom / Reception 4

Home Gym / Garden Room / Studio

Home Office / Study

Side Garden

FIRST FLOOR

Rear Garden

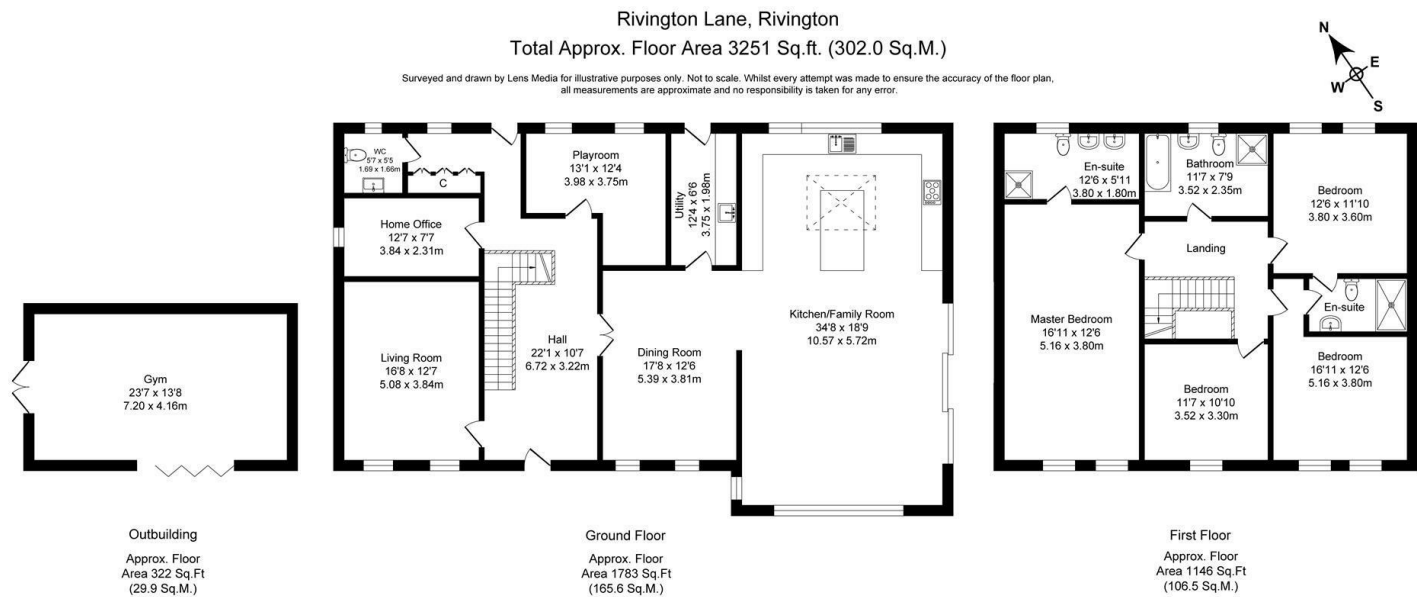
Landing

Additional Side Plot



[Directions](#)





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