

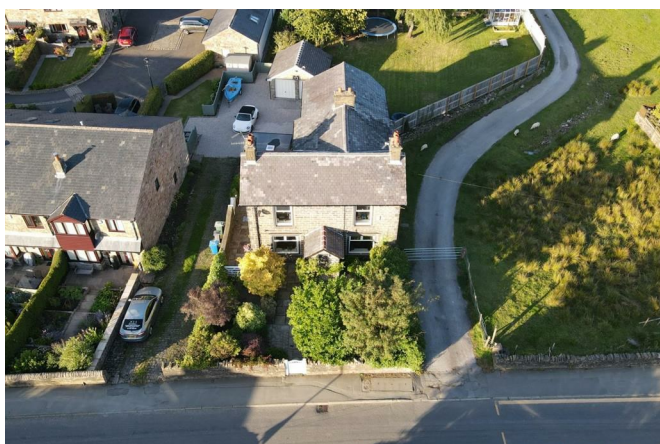


PEARSON FERRIER®
BLACK LABEL


**Johnny Barn Farm, Newchurch Road
Rossendale,
Offers Around £750,000**

Johnny Barn Farm Newchurch Road Rossendale,

Johnny Barn Farm located off Newchurch Road, Rossendale, is a beautifully presented and substantial four bedroom, detached farmhouse with aspect to the rear over neighbouring farmland. The house has a deceptively spacious interior, a stunning open plan family kitchen, four double bedrooms, generously sized gardens and an adjoining former dairy converted into a home office, there is ample parking and a detached double garage. Set in this highly regarded residential area the house is within easy reach of Rawtenstall town centre and onwards to the motorway network. The house has the benefit of double glazing throughout and is warmed by gas fired central heating. The accommodation briefly comprises; entrance porch inner hall with stairs to the first floor, living room with multi fuel stove, L-shaped farmhouse type kitchen and snug seating area with recessed stove, side porch, inner hallway with guests wc/cloaks and utility room and sun lounge to to the rear, first floor, generous landing area, four bedrooms, bathroom and shower room. Outside there is a large garden forecourt with mature shrubs, stone flagged side paths leading to a patio area, to the rear there is further paved patio and large lawned gardens overlooking adjoining farmland, there is a cobbled side driveway leading to a large gravelled parking area and detached double garage and an adjoining stone former dairy converted into a home office. Freehold Property/Council Tax Band G



Energy Efficiency Rating

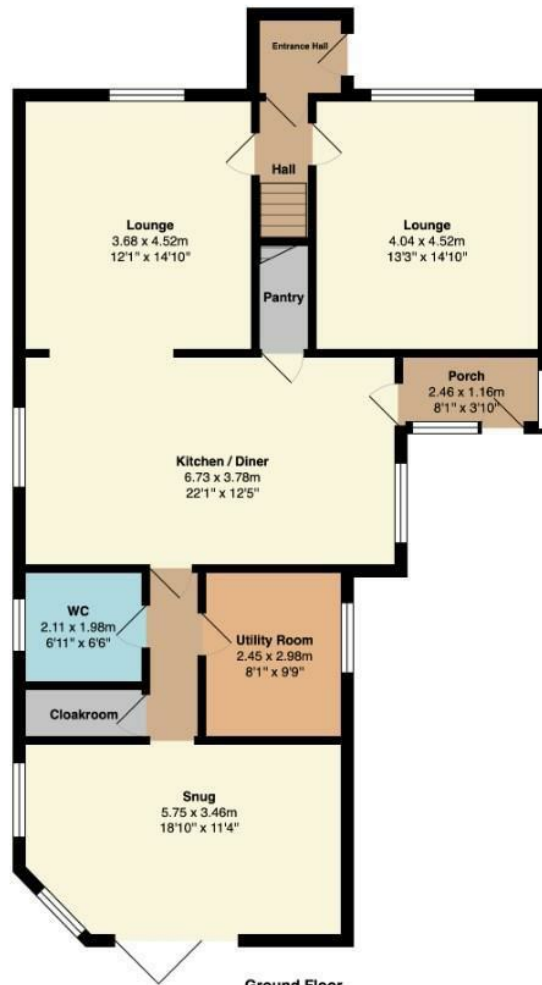
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



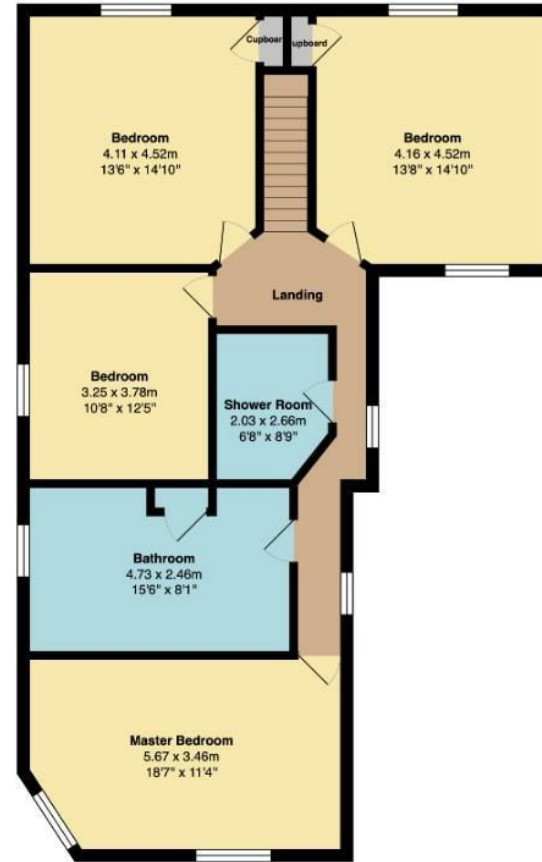








Ground Floor
 Area: 112.6 m² ... 1212 ft²



First Floor
 Area: 104.2 m² ... 1122 ft²

Total Area: 216.8 m² ... 2334 ft²



PEARSON FERRIER[®]
BLACK LABEL

Ramsbottom Office
74 Bridge Street, Ramsbottom, BL0 9AG
Telephone: 01706 822630
Email: ramsbottom@pearsonferrier.co.uk
www.pearsonferrier.co.uk/blacklabel

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.