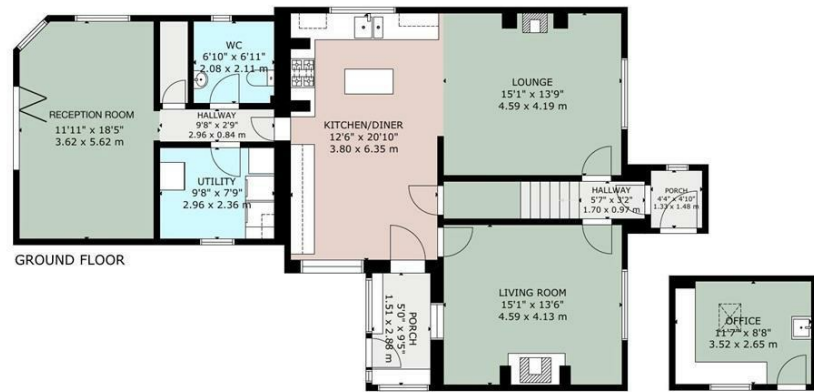




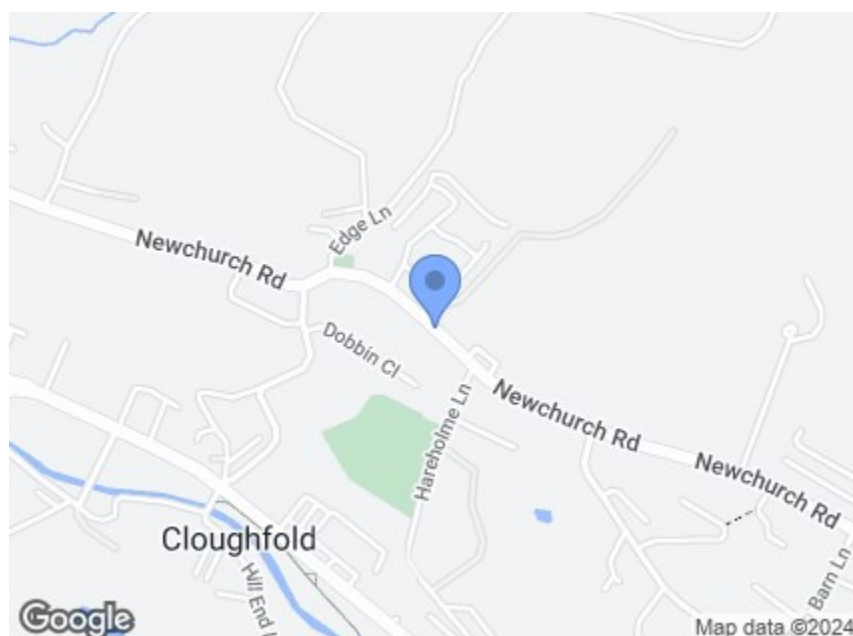
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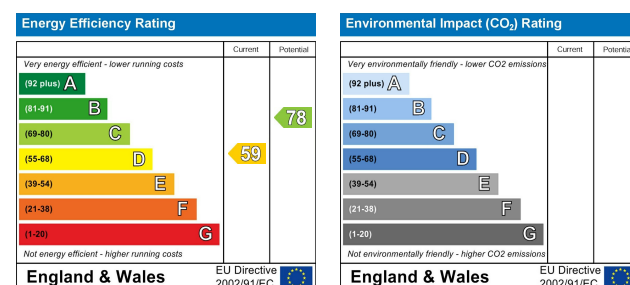


GROSS INTERNAL AREA  
TOTAL: 225 m<sup>2</sup>/2,423 sq.ft  
GROUND FLOOR: 117 m<sup>2</sup>/1,257 sq.ft, FIRST FLOOR: 108 m<sup>2</sup>/1,166 sq.ft  
EXCLUDED AREA: OFFICE: 9 m<sup>2</sup>/100 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65 and continue onto A56. Take the A682 slip road on the right to Rawtenstall, at the roundabout, take the 1st exit onto A682. Take a slight left onto St. Mary's Way/A682 and then turn right onto Newchurch Rd.



## Johnny Barn Farm Newchurch Road , Rossendale, BB4 7TL

**Price £660,000**



- Immaculate Four Bedroom Stone Cottage
- Open Plan Country Style Kitchen/Diner, Family Room & Separate Utility Room
- Finished To A High Standard Throughout
- Large Gardens With Panoramic Views & Detached Garage
- Stunning Countryside Views, Located In A Quiet & Well Sought After Area
- Victoria Style Family Bathroom, Shower Room & Downstairs WC
- Lounge With Log Burner & Living Room To Rear With Stunning Views
- A Must See!! To Appreciate Charm, Size & Location Of Property



# Johnny Barn Farm Newchurch Road , Rossendale, BB4 7TL

**\*\*JOHNNY BARN FARM\*\*IMMACULATE FOUR BEDROOM STONE COTTAGE\*\*STUNNING COUNTRYSIDE VIEWS\*\*LARGES GARDENS, DETACHED DOUBLE GARAGE & AMPLE PARKING\*\*SET IN A QUIET & RURAL, WELL SOUGHT AFTER LOCATION\*\* We are delighted to bring to market Johnny Barn Farm in Rossendale. This stunning traditional detached farmhouse is beautifully presented and provides substantial living space, including four bedrooms and a superb open plan family kitchen. Features and character within the residence are as expected from a property of this style and magnitude and do not disappoint. Countryside views are delivered in abundance from the rear of the property and will undoubtedly contribute to a calm and tranquil lifestyle for the new owner of the property.**

In the grounds and gardens of the property, we continue to be impressed by the amenities on offer at Johnny Barn Farm. An adjoining former dairy has been tastefully converted into a atmospheric home office, there is a detached double garage, ample further parking alongside a large garden forecourt which is revealed from a cobblestone driveway and a patio for outdoor entertaining. The location is in a highly sought after residential area. Accessed via Newchurch Road and within easy reach of the charming town of Rawtenstall, and the idyllic Lancashire villages and hamlets in the surrounding area. Access to the major motorway network makes this an ideal property for those looking to combine a busy work lifestyle with a relaxing countryside home life.

## Entrance Hallway

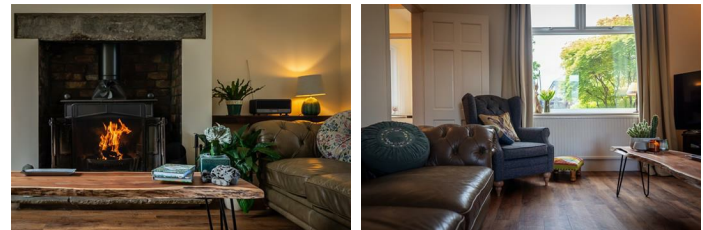
5 x 9'5" (1.52m x 2.87m)  
Country style wooden door opening into porch with access into hallway, uPVC double glazed window to side elevation, kamdean wood flooring, gas central heating radiator, centre ceiling light, original wooden door with stain glass leaded window, access to living room, open plan kitchen diner and family room and stairs ascending to the first floor.

## Living Room

15'1" x 13'6" (4.60m x 4.11m)  
Kamdean wood floor, full stone fireplace with multi-fuel burner greet us in the spacious, light and yet cosy living room. Oozing with charm and feelings of winter evenings by the fireside, this room is spacious enough for a family to relax comfortably, in an atmosphere of calm, solidity and warmth. uPVC double glazed window to rear and front elevations, overlooking country style gardens, centre ceiling light, with ceiling rose, coving and gas central heating radiator.



## Alternative View



## Separate Utility Room

9'8" x 7'9" (2.95m x 2.36m)  
uPVC double glazed window to side elevation, kamdean wood flooring, plumbing for a washing machine and dryer.

## Downstairs WC

6'10" x 6'11" (2.08m x 2.11m)  
uPVC double glazed window, kamdean wood flooring, fitted with a two piece suite, comprising of low level WC and oval hand wash basin, Victorian style radiator and centre ceiling light

## Open Plan Kitchen, Diner & Family Room

12'6" x 20'10" (3.81m x 6.35m)  
The heart of the home is revealed as a country style open plan kitchen diner with Belfast sink, shaker style wall and base units, oak wood worktops, kamdean wood flooring and integral appliances, with uPVC double glazed windows offering light and stunning countryside views. A gas burning 5 ring hob range cooker ensures the kitchen fits in perfectly with the overall aesthetic.

The overall finish and features, combined with a large window with views to the garden and countryside, are the perfect mix of tradition, light and quality.



## Alternative View



## Office

11'7" x 8'8" (3.53m x 2.64m)  
Former dairy which has been converted into a separate office space.

## Lounge

15'1" x 13'9" (4.60m x 4.19m)  
This cosy lounge fits in perfectly with the use of the open plan kitchen as an area for enjoying some quiet time in a relaxed environment. With kamdean wood flooring, views over the front garden and a full stone fireplace with multi-fuel burner greet us in the spacious, light and yet cosy living room.



## Reception Room/Summer Room

11'11" x 18'5" (3.63m x 5.61m)  
Leading directly out into the garden provides a characterful space provided by the light from the windows with views to the south facing garden and overlooks the countryside. A stylish decor fits in perfectly with the use of this room as an area for enjoying morning coffee in a light-filled relaxed environment with bi-folding doors leading outside.



## First Floor Landing

27'5" x 10'2" (8.36m x 3.10m)  
With a side facing uPVC double glazed windows with countryside views, gas central heating radiator and loft access.

## Master Bedroom

11'3" x 18'6" (3.43m x 5.64m)  
A large, peaceful and quiet room, with uPVC double glazed windows to rear, giving us light and stunning countryside views, gas central heating radiator, power points and centre ceiling light.



## Family Bathroom

9'10" x 15'3" (3.00m x 4.65m)  
The bathroom is spacious and finished in a traditional but modern style and to a high standard. Fitted with a four piece suite comprising of free standing oval bath, Victorian hand wash basin and vanity unit, low level wc, double walk in shower and Victorian style radiator with kamdean flooring. This room is beautifully sympathetic to the overall house and features a large window with views over countryside, providing the light and relaxed feel inherent elsewhere in the property.



## Shower Room

8'9" x 6'9" (2.67m x 2.06m)  
Fitted with a three piece bathroom suite comprising of walk in shower, low level WC and a hand wash basin with vanity unit, Victorian style radiator, kamdean wood flooring, inset spots and partially tiled walls.

## Bedroom Two

15'1" x 13'9" (4.60m x 4.19m)  
Front facing uPVC double glazed window, gas central heating radiator, power points, and centre ceiling light



## Bedroom Three

15 x 13'6" (4.57m x 4.11m)  
A front and a rear facing uPVC double glazed window with countryside views, gas central heating radiator, power points and centre ceiling light.



## Bedroom Four

12'6" x 10'3" (3.81m x 3.12m)  
Side facing uPVC double glazed window with countryside views, gas central heating radiator, power points and centre ceiling light



## Rear Garden

This garden is the perfect compliment to the rest of the home, providing relaxation, tradition and quality in abundance. There is a large garden forecourt with mature shrubs, stone paved side path leading to a side paved patio area, paved rear patio and large lawned gardens overlooking panoramic countryside views. There is also a side cobbled driveway leading into a gravelled parking area with detached double garage.



## Alternative Views