



NO.17

JOHNNY  
BARN CLOSE



## LOCATION MEETS STYLE

Stationed in the stunning Rossendale Valley and surrounded by uplifting hill views and open skies, this extensively upgraded prior show home is nestled on the cusp of a friendly luxury development and is just a 20-minute walk from the market town of Rawtenstall.

Beautifully cared for by the current owners, the house and garden have been thoughtfully designed and kitted out to be easy to maintain. While the sunny garden wraps around three sides of the property, the internal layout includes a large and light dining kitchen, a separate living room with a cosy log burner, versatile double bedrooms (two en-suite), and a high-end family bathroom and WC with premium fittings.

To suit a comfortable modern lifestyle, the ground floor has efficient underfloor heating with Heatmiser thermostatic programmable controls, and there are TV points in most rooms (with digital Freeview and integrated satellite).

Safety features include a PULSE security house alarm, integrated smoke alarms with battery backup, and outdoor sensor lights – and with eight years left on the NHBC warranty, the property comes with peace of mind built in.



Backdropped by the local church and rolling hills, Number 17 sits on a generous corner plot at the entrance of Newchurch Meadows. You'll immediately notice its handsome exterior, crafted from quarried Lancashire stone topped with a natural slate roof and punctuated with large, double-glazed uPVC windows with Painswick Grey frames.



Inside, the windows feature Voile Roman blinds for greater privacy and light control. A matching stone wall and wrought-iron railings frame a pretty front garden and block-paved driveway, widened with a flagged path to the front door. The integral garage offers more parking and comes with extra racking and shelving and an electric car charging point outside. To the front, a stylish angled canopy featuring traditional oak beams shades a contemporary door fitted with a subscription-free Eufy Video doorbell.

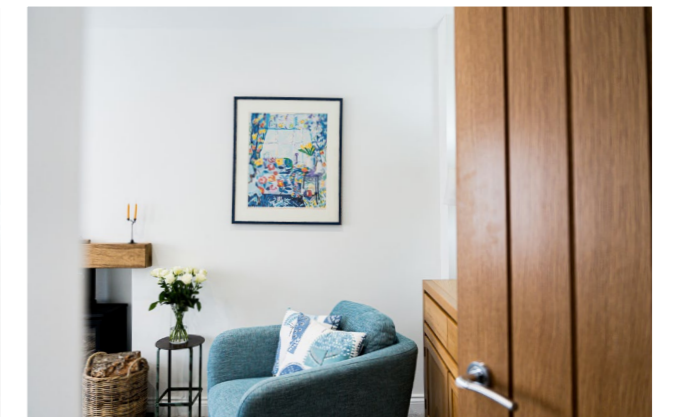


# CONTEMPORARY CHARACTER

Inside a decorative industrial scaffolding pole is a feature in the hall and can hold a heavy curtain adding aesthetic appeal. Painted in soft whites, the spot-lit hallway features a gorgeous oak bannister to the carpeted staircase, which complements the wood-effect LVT herringbone flooring flowing into the kitchen. Head through the glazed hall door – fitted to create a more intimate entrance area and also enable access to the upper floor without disturbing anyone downstairs – to find a two-piece WC with a grey metro-tiled splashback.



Meanwhile, a solid oak door (found throughout) reveals the living room on your left. Brightened by ceiling spots and a broad front window, it also feels delightfully warm and welcoming thanks to the plush grey carpet underfoot and a central log burner with a slate hearth and decorative oak mantle.





Continue now to the back of the house, where a massive roof lantern, triple-aspect windows and glazed French doors framing the serene rural views flood a SieMatic-fitted kitchen and living/dining area with natural light.



Perfect Fit thermal blinds here and in the utility allow you to adjust the ambience, with rise-and-fall blinds to the French doors and windows added for more light, mood and shade control.





## RELAX & ENTERTAIN

The practical layout was tailored for keen cooks, from the generous island unit with an induction hob and breakfast bar to the stylish ceiling extractor and a walk-in pantry providing extra storage for kitchen items and equipment. At the same time, sleek handle-less cabinetry contrasts with the white quartz worktops and upstands and incorporates a full range of integrated NEFF appliances.



In the adjoining utility, matching cabinetry and quartz tops offer more storage and room for a freestanding NEFF washing machine and dryer. The current owners have installed shelving here to create a drinks-making station designed to improve circulation space and keep worksurfaces uncluttered. A Bibo chilled and hot filtered water machine plumbed into the sink below the window completes this facility. You'll also find direct access to the garden and integral garage - useful when returning home from a muddy walk or with shopping bags.







# VERSATILE LIVING

Upstairs, a soft grey carpet runs from a spacious spot-lit landing with a cupboard housing the hot water cylinder and in-built bookshelves into four large, neutrally decorated doubles. Three benefit from full-height wardrobes with sliding mirror doors, while two are fitted with bookshelves. At the front of the house, bedrooms one and two feature en-suites, where grey stone-effect tiles with chrome trim offset modern high-spec sanitaryware, including rainfall shower enclosures, chrome heated towel rails, wall-mounted vanity basins with backlit mirrors equipped with Bluetooth speakers above, and back-to-wall toilets with chrome flush plates.



With views over the private rear garden, the remaining two bedrooms are currently set up as an additional snug and home office, as pictured. However, both are well-sized bedrooms and share a spot-lit family bathroom, with tiling and sanitaryware to match the en-suites and a deep bath with a glass screen and overhead rainfall shower. You'll also find access to a part-boarded storage loft from bedroom three.





Due to its corner plot position, the house enjoys gardens to the front, side, and rear, maximising the lovely view across the local countryside. Beginning at the front, you'll discover a lawn area fringed with shrubs and a natural buff stone flagstone patio.



Head through the gate to enter a fenced-off kitchen garden with sunken borders for pots, raised planters on the gravelled area, and an outdoor tap. Continue along the flagstone path and past the trellising and wooden gates into the rear garden, where recently planted trees create a buffer at the back.



# AL FRESCO

The main garden is landscaped and laid mainly with stone flags and gravel, edged with reclaimed Lancashire cobbles with a lawn to one side and wood-chipped flower borders. It's very low maintenance yet designed to appeal. As you bask in the sun under those wide-open skies and drink in the hill views from the gazebo in the corner, it's easy to imagine you've been transported to the Mediterranean. You'll also find a mini fruit orchard, a useful shed, and even a "catio" - a secure outdoor cat/pet enclosure with further seating.

There are outside electric points to the side and back.



# ON YOUR DOORSTEP

The Lancashire district of Rossendale is nestled in an area of geological and historical interest. Part of the Forest of Rossendale, which consists of the steep-sided valleys of the River Irwell and its tributaries, its largest centre is Rawtenstall – a buzzing market town with a heritage railway just a short walk away. Here, independent shops and boutiques, delis, cafés, and restaurants line the cobbled main street, and there's also a good range of major supermarkets/discount chains, and an M&S Food Hall at the nearby New Hall Hey Retail Park.

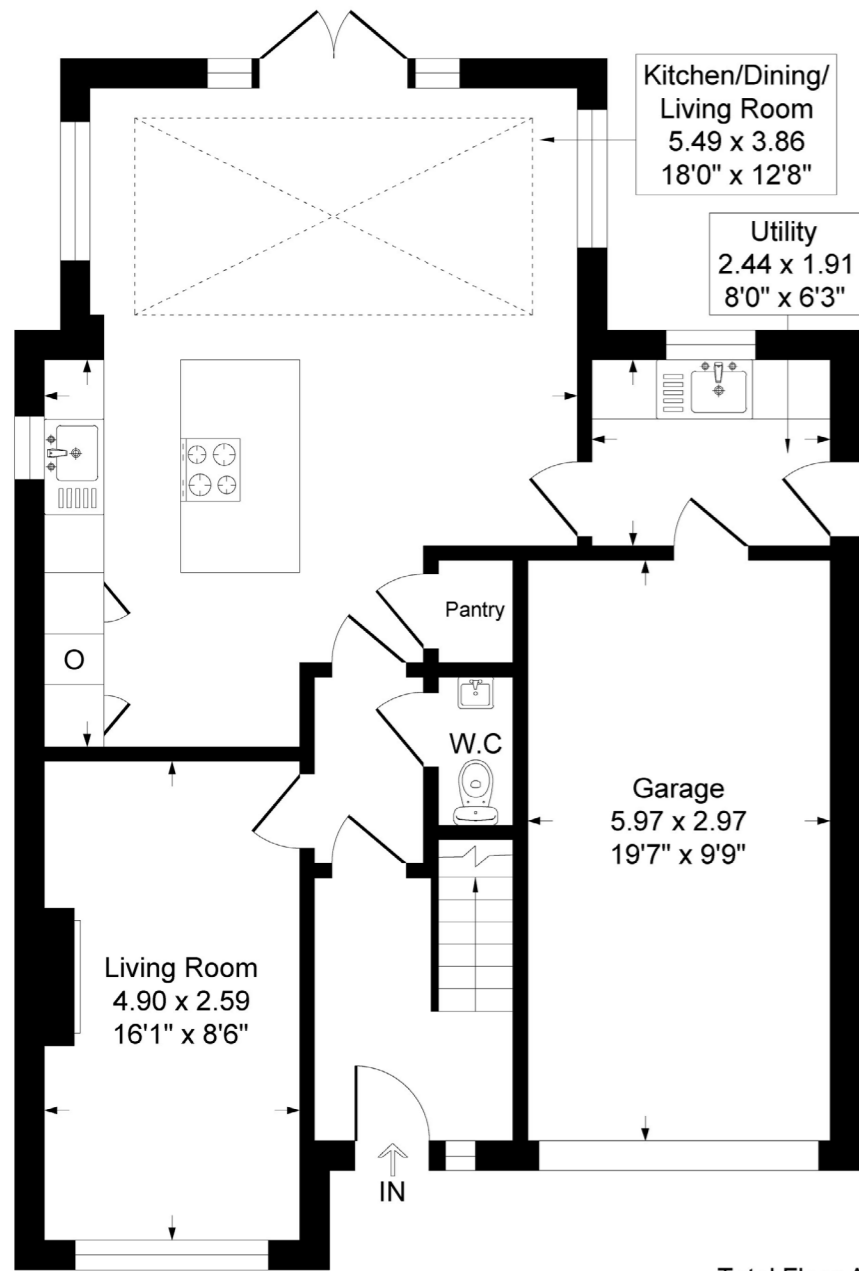
Furthermore, the semi-rural location lends itself to outdoor pursuits. Stepping straight out of the house, you'll discover numerous local walks and green spaces, including Edge Lane and Marl Pitts behind the property, and moorland walks immediately above the development, accessed from stone steps at the head of the close. Keep your eyes peeled for the llama and sheep grazing in the field!

Of course, you can explore the wider area to find other peaceful retreats, such as Haslingden Grane, The Pennines, the Healey Dell Nature Reserve and Rooley Moor in Rochdale, the River Irwell and Peel Tower on Holcombe Moor. Many characterful towns (e.g. Bacup, Ramsbottom, Todmorden, Hebden Bridge, and Accrington) and the Ribble Valley/Forest of Bowland are just a short drive away. Beyond this, you'll have plenty to do and see in the wider area. Some local cultural highlights include The Whittaker Museum & Art Gallery in Whittaker Park (with café, events, workshops and films); The Helmshore Textile Museum; local brass bands; a Carnegie library, the Irwell Valley Sculpture Trail, and The Halo and Singing Ringing Tree Panopticons.

Active families will also love being within striking distance of Ski Rossendale dry ski slope, Marl Pitts Leisure Centre, Golf Kingdom and Marls Pits Garden Centre, and The Water Ski Academy at Cowm Reservoir.

The well-rated Belmont Primary is seven minutes walk away. Still, you'll also find plenty of alternatives nearby, including nurseries and high schools, Bacup and Rawtenstall Grammar School, the Ofsted 'Outstanding' Accrington and Rossendale College, and a specialist autism school.

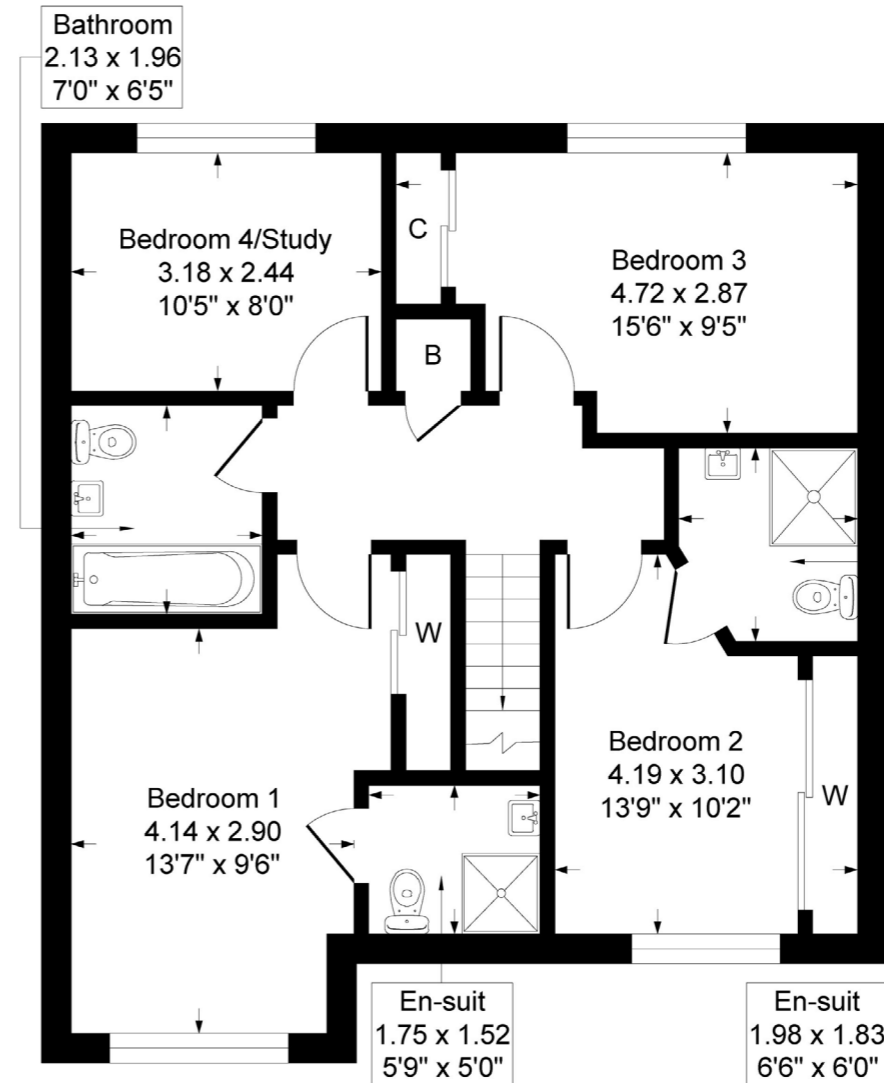
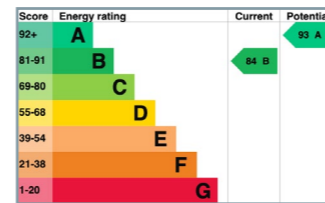




Ground Floor  
889 sq.ft. (82.6 sq.m.) approx

Total Floor Area : 1629 sq.ft. (151.3 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor  
740 sq.ft. (68.7 sq.m.) approx

## FINER DETAILS

- Four-bedroom detached house
- Beautiful rural setting with views
- Three bathrooms (two en-suite)
- Downstairs WC & utility
- Large SieMatic fitted kitchen
- Living room with log burner
- Ground-floor underfloor heating
- Integral garage with EV charger
- Big landscaped garden on three sides
- 20-minute walk to Rawtenstall





17 JOHNNY BARN CLOSE, ROSSENDALE BB4 7TB

WATCH  
THE  
VIDEOS



BURTON JAMES

— UNIQUE & PRESTIGE HOMES —

01706 396 356 | [hello@burtonjames.co.uk](mailto:hello@burtonjames.co.uk)