



TREE CLOSE  
NO.4 HOLLY

# A RARE FIND

Introducing 4 Holly Tree Close – an utterly unique, architect-designed eco-home wrapped in beautiful landscaped gardens and backdropped by lush rolling hills and idyllic rural walks. Inspired by the eco timber houses of Canada and Scandinavia, the house was built to fulfil the current owners' dream of raising a family in a happy, energy-efficient home on the doorstep of breathtaking countryside, excellent schools, and a thriving market town.

The design incorporated ample insulation, underfloor heating, heat recovery ventilation, a condensing boiler with optimised control, solar panels, and lots of natural light and natural materials where possible. For example, cork flooring was chosen over synthetic carpets or underlays, with plastic use kept to a minimum.



Furthermore, the house was orientated due south to maximise solar gain, reducing heating costs and allowing sunshine and fresh country air to flood through the large windows. The patio doors create a lovely indoor-outdoor feel, while the sunroom was fully integrated into the design to aid ventilation. The current owners also developed the garden from scratch to blend harmoniously into the natural, semi-wild landscape.



## WELCOME TO THE IDYLL

Overall, this amazing three-storey home is functional as well as beautiful, and it's just as perfect for entertaining family and friends as it is for families. There's plenty of room for everyone to park on the large, sweeping driveway behind the double five-bar wooden gates, the substantial double-door integral garage, or the detached garage just ahead. Drink in the view across the charming mature gardens framing the house, which blends into the natural scenery with its striking stone and timber-clad gabled exterior. Down the centre line, a huge feature window crowns an elegant entrance porch with a wide front door with sunken panels and stained glass to match the surrounding windows.





Step into the spot-lit hallway, where crisp white walls contrast with the wooden floorboards and skirtings. Meanwhile, a pale wood-framed glazed door and windows lead into the snug, which can be screened from the hall by fitted Venetian blinds.





In the snug, a bold red wall picks up the tones in the border framing the heated Marmoleum flooring, which flows into a kitchen and lounge connected by open walkthroughs for easy movement of light and air.





Floor-to-ceiling windows flank a contemporary stove with feature flue, while a deep, full-height built-in bookshelf with integrated cupboards and a wine rack pairs with stylish low pendants and spotlights to create a cosy reading area overlooking the garden.





## LIVING THE DREAM

At the front of the house, a combination of ceiling spots, up-lighters, and expansive chunky framed windows to the garden and sunroom ensure the perfect ambience, whatever the time of day. Set under a mantelpiece and pillars crafted from the rendered chimney breast, a modern electric flame-effect stove is an inviting focal point for peaceful evenings together.

Alternatively, spend lazy afternoons watching the seasons change in the sunroom, where burnt orange walls meet a vaulted glazed roofline joining a galleried landing with huge picture windows with fitted blinds that drink in the sunshine. Stone flooring, French doors to the garden, and glazed double doors into the kitchen keep things cool even in the summer – and there's even a chimney on hand for semi-alfresco barbequing.





Continue through into a spacious, spot-lit kitchen with tall dual-aspect windows that bathe the dining area, wrap-around wooden shaker-style units, and glass-fronted cabinets in light. Stainless steel integrated appliances and features include a range cooker with gas hob and a Panasonic microwave under a large extractor hood, a double sink with a drainer, a dishwasher, and space for a freestanding fridge-freezer. Carry on to find an adjoining utility with a practical slate-tiled floor, cream cabinetry, an extra sink, and space for two laundry appliances.



A part-glazed garden door with surrounding windows leads outside, while a modern two-piece WC with feature wall panelling lies on the other side of the utility. There's also direct access to the integral garage, which is useful when returning home with bags or muddy boots or in winter.





# RETREAT UPSTAIRS



Return to the snug, taking the carpeted turning staircase as it rises to the first floor, where natural wood floorboard matches the architraves, skirting, and handrail to contrast with the bright white walls and bannisters. From here, glazed double doors open to a lovely galleried landing overlooking the sunroom and featuring Scandinavian-style cladding.

Pause to soak in the gorgeous rural scenery as you arrive in the master bedroom – a fantastic-sized double that combines a soft cream carpet and lavender wall tones with huge dual-aspect windows framing yet more stunning countryside. The master also benefits from a large spot-lit dressing room area with fitted wardrobes, a vanity table, and wooden flooring. This leads to a bright study, double bedroom or nursery with built-in storage and shelving.





This leads to a bright study, double bedroom or nursery with built-in storage and shelving. From here, a couple of steps lead to a WC and the shower room, which adjoins the main bathroom by a sliding door, allowing you to separate them both. In here, a wood-clad ceiling with Velux windows echoes the built-in cabinetry, and wooden flooring offsets a massive, fully tiled shower enclosure, a luxurious sunken double-ended bathtub, white heated towel rails and two vanity basin units. You'll also find an integrated cupboard and another separate WC. Opposite the master, double doors open into bedroom two. Decorated with calming blue tones and lined with sustainable cork flooring, it faces the garden through a broad window and the beamed ceiling slopes to meet in-built shelving to the eaves.





Next door, bedroom three boasts gorgeous cladding on the double window and in-built wardrobes, while a final front-facing bedroom or study enjoys access to the garage/workshop below – ideal for those needing a large home office space.



On the galleried landing, open stairs ascend to a super-spacious top-floor studio with cork flooring, spot-lit ceiling cladding, and a beautiful gable window offering spectacular views. Integrated book shelving around the stairs and a storage room would make this a great play space, top-floor library, or games area.





Outside, established trees and mature planting screen the garden, which wraps around three sides of the house to maximise the sweeping views and capture the sun throughout the day. The carefully planned design includes several seating areas to the front, side, and rear – walk around to discover paved patios and decking for eating and drinking.



# A BREATH OF FRESH AIR



Pretty lawns dotted with shrubs and flowers feel like a continuation of the hills rolling into the distance, while a gravelled area leads to a big greenhouse with a paved patio to one side, creating a practical space for tending plants. The detached garage – built to match the house’s exterior and featuring power and lighting – could either remain as a dream workshop with plenty of storage or be converted into a home gym, studio, or annexe if desired.



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 just a few minutes' drive away that has been earmarked for a ten-year £20 million Government investment. Here, independent shops and boutiques, delis, cafés, and restaurants line the cobbled streets, and there's also a good range of major supermarkets/discount chains, an M&S Food Hall at the nearby New Hall Hey Retail Park.



## ON YOUR DOORSTEP

Furthermore, the semi-rural location lends itself to outdoor pursuits. You'll discover numerous local walks and green spaces, including Edge Lane, Marl Pitts, and moorland. 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.

Of course, you can explore the wider area to find more 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.

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 Orwell Valley Sculpture Trail, and The Halo and Singing Ringing Tree Panopticons.





NO.4 HOLLY

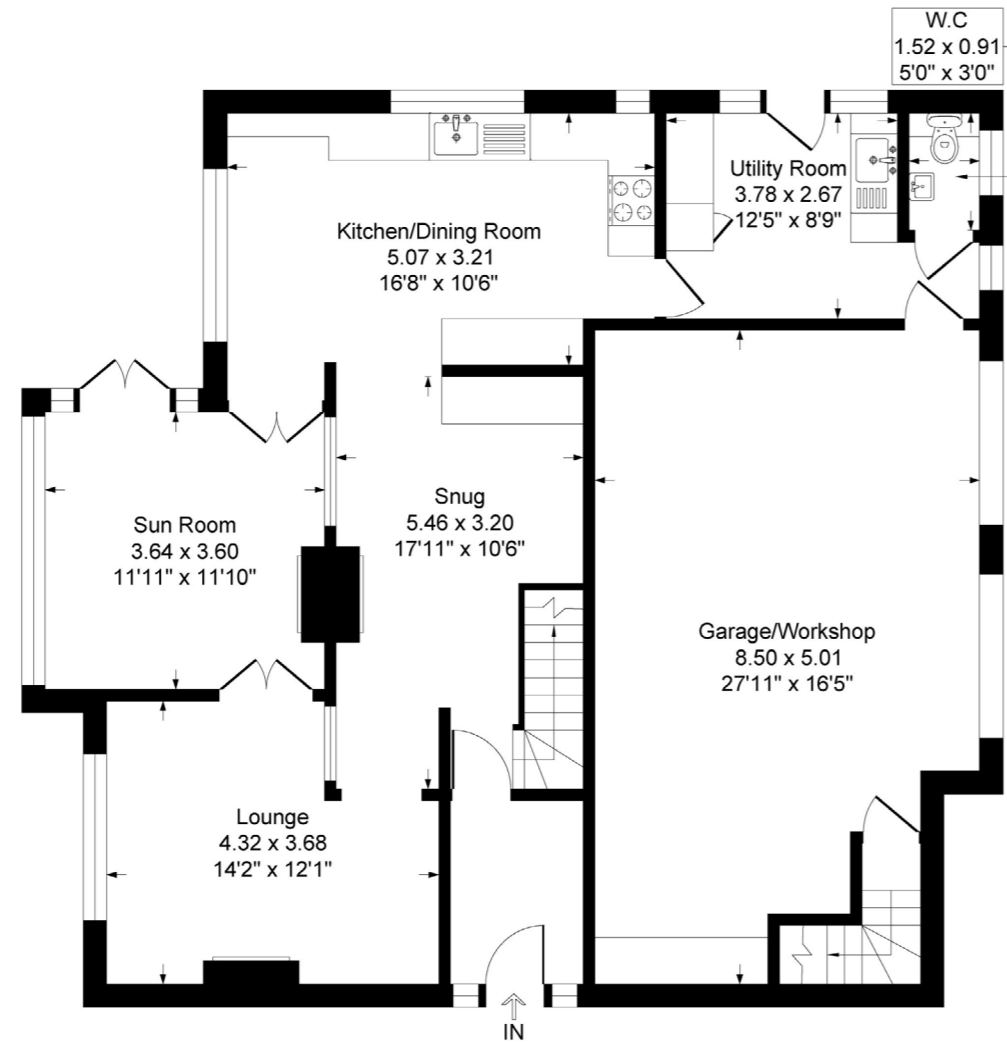
TREE CLOSE

# KEY FEATURES

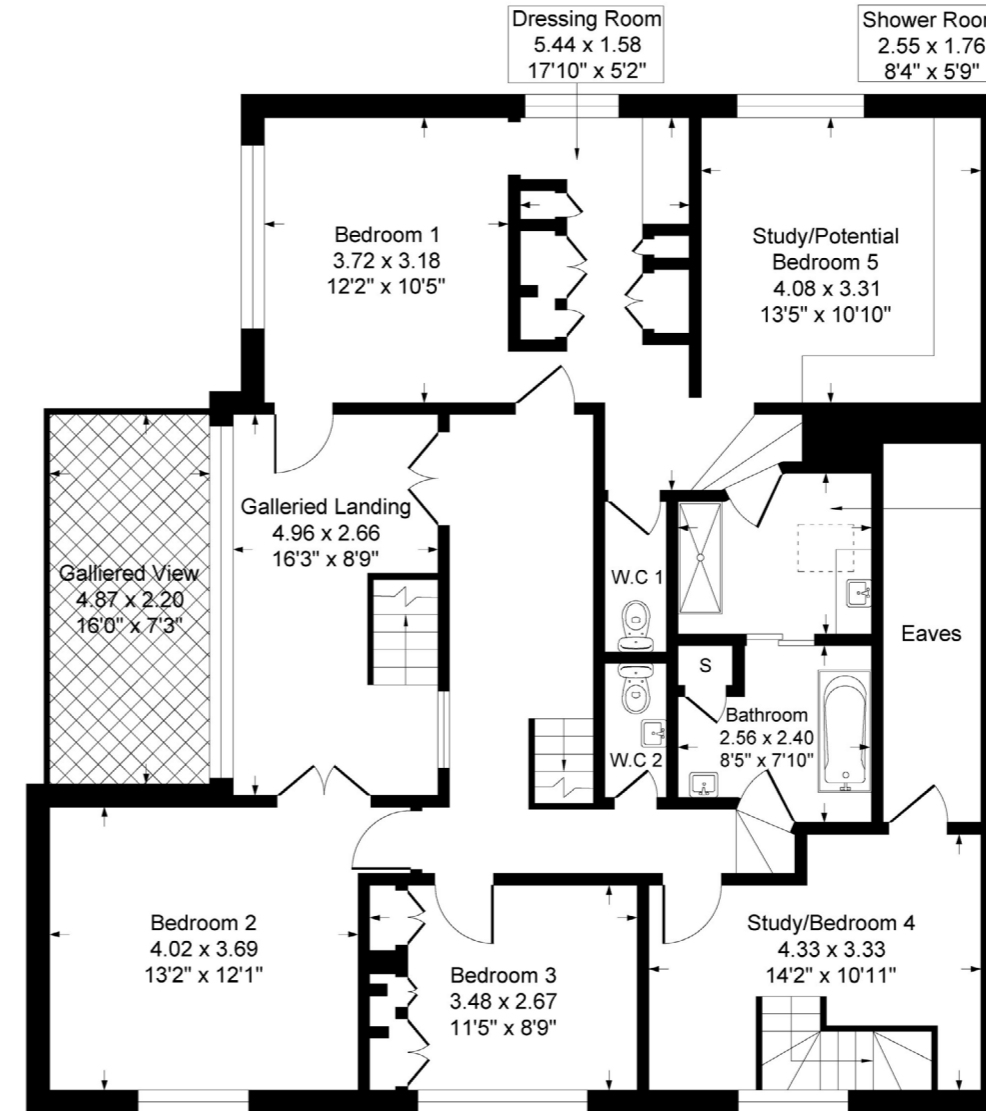
- 4/5-bedroom detached house
- Architect-designed eco-home
- Huge bathroom & three WCs
- Bright kitchen & utility
- Three reception rooms
- Top-floor studio
- Natural materials throughout
- Integral & detached garage/workshop
- Landscaped wrap-around garden
- Stunning rural setting



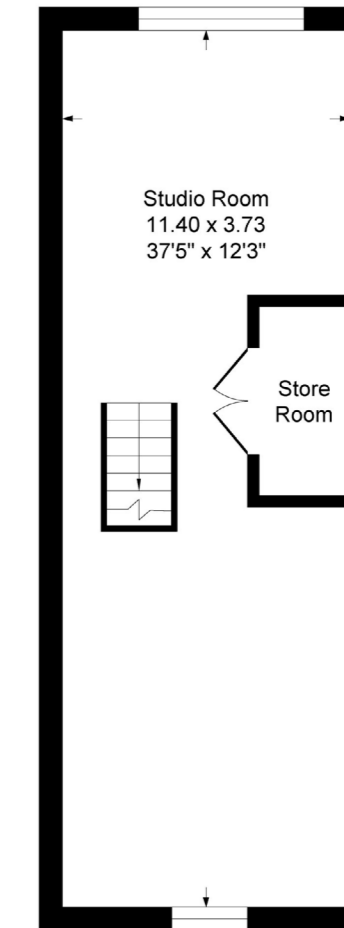
Ground Floor  
1296 sq.ft. (120.4 sq.m.) approx



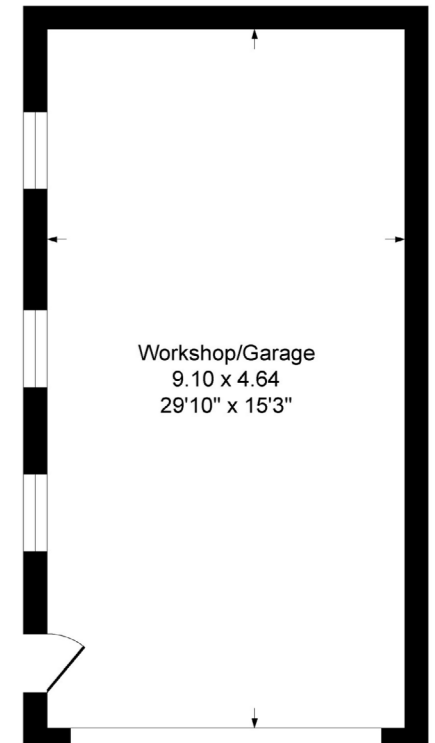
First Floor  
1383 sq.ft. (128.5 sq.m.) approx



Second Floor  
465 sq.ft. (43.2 sq.m.) approx



Outbuilding  
455 sq.ft. (42.2 sq.m.) approx







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WATCH  
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