



# FAIRVIEW HOUSE



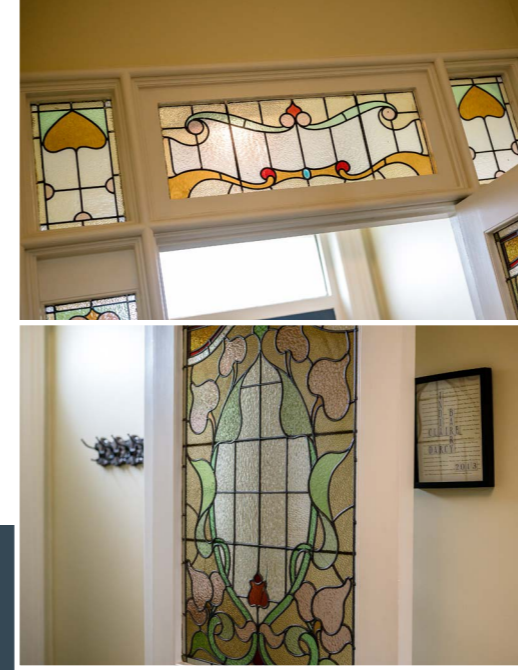


## INTRODUCING FAIRVIEW

Fairview House is a beautifully kept six-bedroom period home. Its grand proportions and character features meet a sunny enclosed garden and a large driveway that maximises the generous corner plot, which lies moments from the recreation ground and a few minutes' drive from Rawtenstall's thriving town centre.

Dating back to around 1900, the property has been renovated from top to bottom by the current owners. The improvements included converting the top floor, rewiring and plastering throughout, fitting four new bathrooms served by two new boilers, upgrading the garden, and repurposing the old garage into a gym and storage room.





## AN IMPRESSIVE WELCOME

Arriving at the house, you'll find a big gravelled driveway screened by slatted fencing, mature trees and shrubs. Open the gate beyond, strolling through the immaculate south-facing garden to the commanding, double-fronted brick exterior featuring quoins, large leaded windows, and a stone entrance framing a wide panelled door painted a striking blue. The transom window above illuminates a porch area with a fitted doormat and Karndean flooring, which flow through a panelled inner entrance fitted with beautiful stained glass into the main hallway. Here, the incredibly high ceiling, elegant cornicing echoing the architraves, and tall skirting boards begin the dramatic, period flair seen throughout the house.



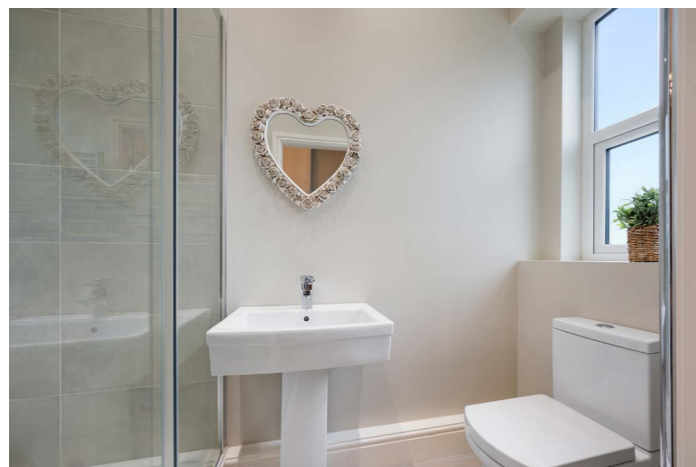
# FLEXIBLE LIVING

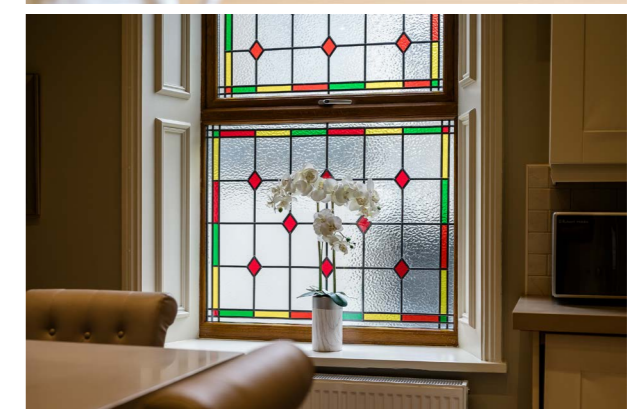
The ground floor benefits from four spacious reception rooms, two of which flank the hallway and overlook the front through tall leaded windows. The dual-aspect living room lies to the left and boasts statement coving and a decorative ceiling featuring a stunning ornate rose crowning the central chandelier. At the same time, a neutral carpet and subtly painted walls with high picture rails emphasise the sense of space and light while softening the period details, with a stone mantelpiece acting as a lovely focal point. Across the hall in the dining room, a cast-iron fireplace, calming décor, and a cosy carpet create a warm, relaxing atmosphere during mealtimes beneath a high ceiling trimmed with coving and a gorgeous rose to the chandelier.





Behind the dining room, you'll discover the first of six bedrooms – a convenient downstairs double painted in a soft, muted green to complement the cream carpet underfoot. Lit by a garden-facing window and two chandelier pendants, it has a sophisticated feel and comes with a private three-piece en suite shower room with stylish, modern sanitaryware. Back in the hallway, a lobby area grants access to the rear and stairs to a useful storage cellar. You'll pass this on your way to a spacious and airy kitchen brightened by ceiling spots, a broad stained-glass window, and full-height French doors to the terrace.



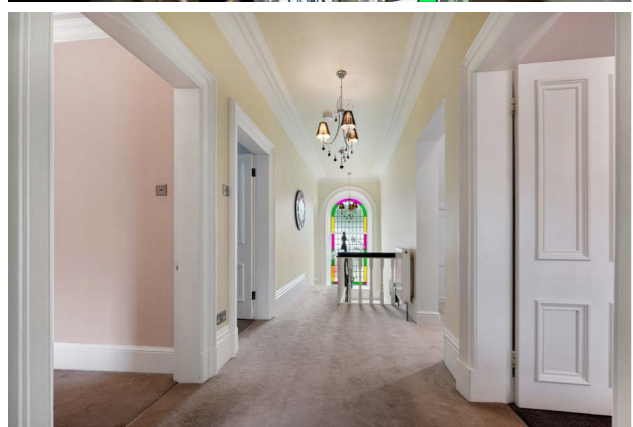


The kitchen retains its traditional design, as seen in the herringbone flooring and panelling on the doors and windows, wrap-around shaker-style cabinetry (with recently upgraded tops), and a central island bar.



Integrated appliances and features include a range cooker and concealed extractor in the chimney breast, a Belfast sink, a concealed dishwasher, and space for an American-style fridge-freezer. Beyond this, you'll discover a dual-aspect, carpeted snug and a large, fully fitted utility room, where patterned tiles create an attractive splashback for the work surfaces and a fantastic dog shower that can be accessed directly from the garden.





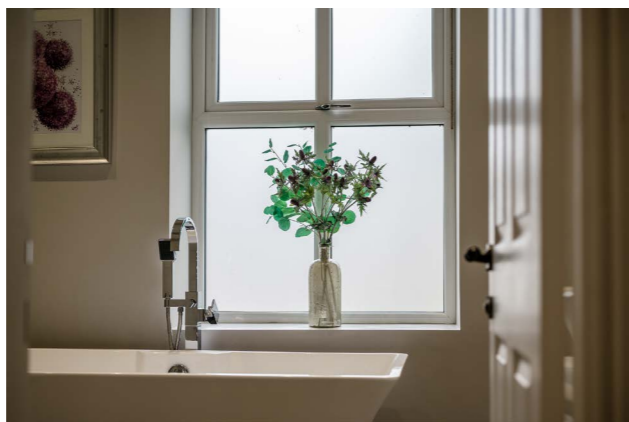
## THE GRANDEUR CONTINUES



Return to the hallway, following the carpeted staircase onto the half-landing, which is drenched in colourful light by an arched stained-glass window. Steps from here lead to a large, spot-lit tiled bathroom with a walk-in rainfall shower, stylish sanitaryware, and a heated towel rail. Meanwhile, the main landing reflects the hallway below, except a fitted carpet now runs underfoot. To one side, you have two enormous carpeted double bedrooms with high, coved ceilings, central roses, and chandeliers. The front double also enjoys lovely garden views through dual-aspect windows to match the living room below, and a feature fireplace. There's also another smaller bedroom or office at the end of the landing.







The master suite fills the other side of the landing, starting with a massive carpeted double with delightful garden views, a characterful coved ceiling, and a feature fireplace. A walkthrough opens into a fabulous walk-in wardrobe with full-height fitted units on either side. Beyond, grey walls, format tiles, and herringbone flooring backdrop a double-ended freestanding bathtub and a walk-in rainfall shower in the luxurious spot-lit en suite, which is warmed by a heated towel rail and brightened by two deep-set windows with fitted blinds.



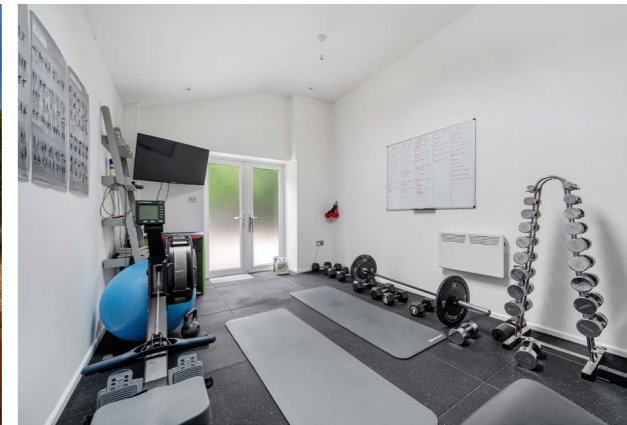


On the top floor landing, skylights brighten the way to two more bedrooms, a shower room with eaves storage, and a vast, spot-lit reception room – all decorated with fitted neutral carpets and white walls contrasting with the exposed beams to the sloping ceilings. Large enough to work as a self-contained apartment area, perhaps for older children, it has numerous potential uses, including as an amazing games room or guest suite.



## STEP OUTSIDE

Fairview House is well set back from the road behind a large driveway and a south-facing garden fully enclosed by stone walls, fencing, established trees, and flower and shrub borders, which also adorn the front of the house for a cheerful welcome home. Lying out of view behind the driveway, an extensive paved seating area flows into a pathway leading to the front door and dividing the well-kept lawn on either side. You'll also find another patio area beside the kitchen and a useful outhouse. In the driveway, the detached garage has been repurposed into a spot-lit gym with light, heating and power, accessed by glazed double doors, with an adjoining storage room brightened by skylights. However, if desired, you could always use this space as a studio, workshop, or office.







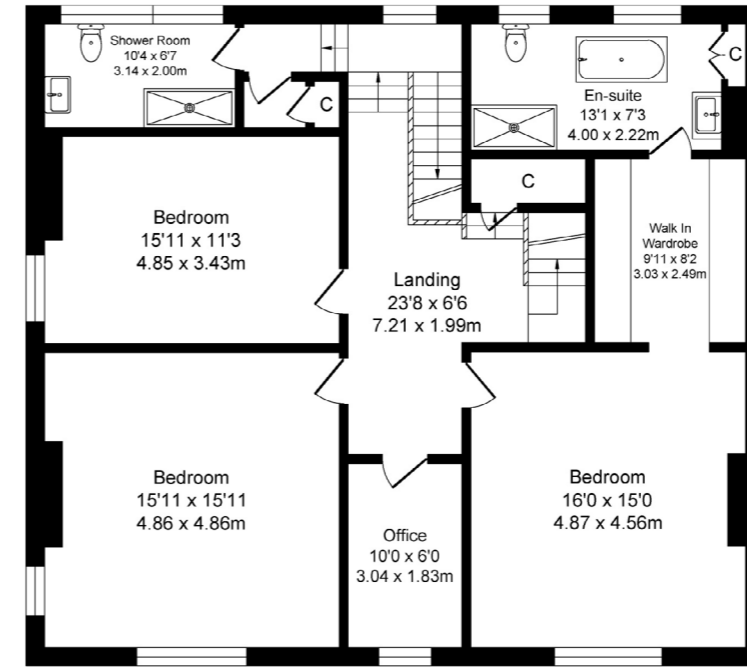
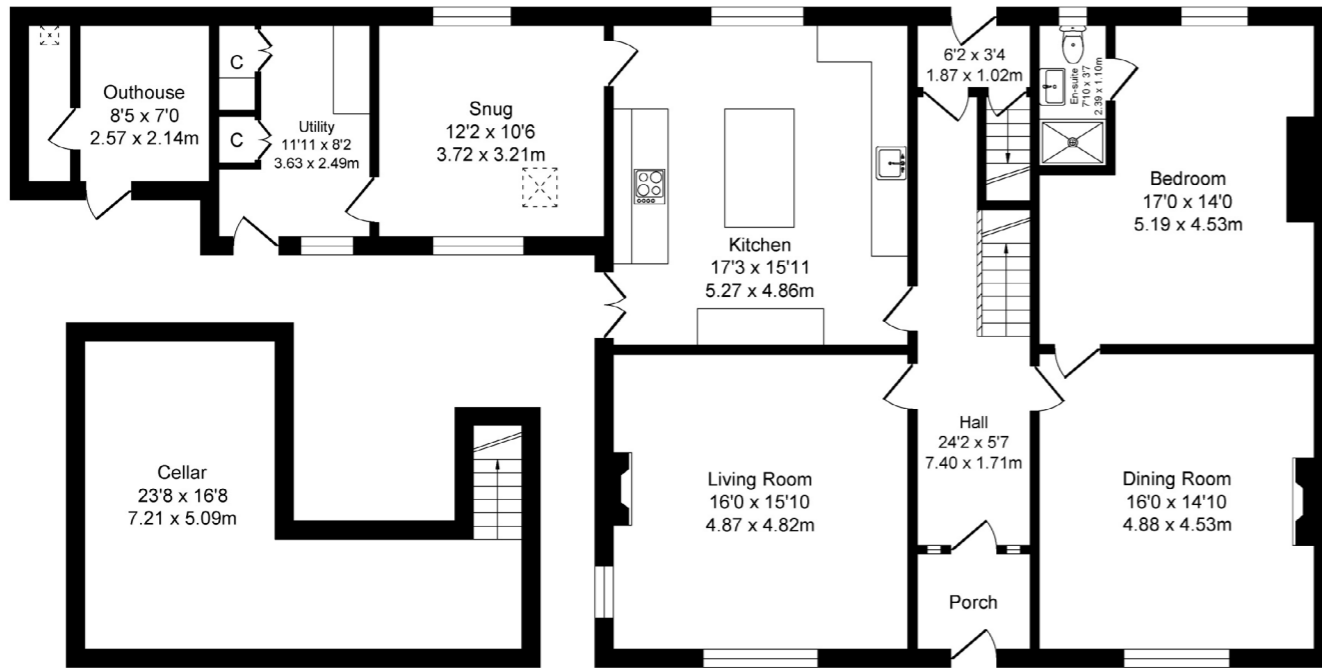
## ON YOUR DOORSTEP

Part of the Forest of Rossendale, which consists of the steep-sided valleys of the River Irwell and its tributaries, the area's 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, but there's also a good range of major supermarkets/discount chains, an M&S Food Hall at the nearby New Hall Hey Retail Park, and a useful NHS hub. Our local sellers also recommend East Lancashire Railway (where you can watch or ride on the lovely steam trains to Bury via Ramsbottom) and the local library, leisure centre, gym, and garden centres. Furthermore, the semi-rural location lends itself to outdoor pursuits and beautiful moorland walks. 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. To travel and commute around the wider region, hop onto the A56/A682 or the M66 for quick journeys to Manchester, Bury, Burnley, Accrington, Skipton, Preston, Leeds, and Bradford. National railway connections run from nearby Accrington station, but you'll also find the X43 Witch Way bus into Manchester nearby, running a few times an hour. 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. Active families will also love being within striking distance of Ski Rossendale dry ski slope, Marl Pits Leisure Centre, Golf Kingdom, Marls Pits Garden Centre, The Water Ski Academy at Cowm Reservoir, and the sailing club at Clowbridge Reservoir. Local Ofsted-rated 'Good' schools include St Paul's CofE Primary School and Alder Grange secondary and sixth form, with Bright Futures Nursery School rated 'Outstanding'. You'll also find many alternatives nearby, including Bacup and Rawtenstall Grammar School, the Ofsted 'Outstanding' Accrington and Rossendale College, and a specialist autism school.

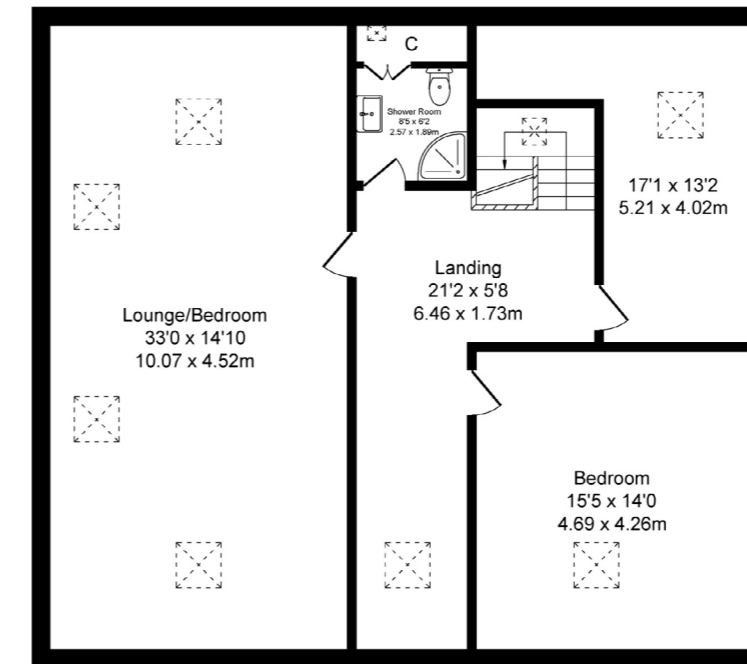


# Total Approx. Floor Area 4736 Sq.ft. (440.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



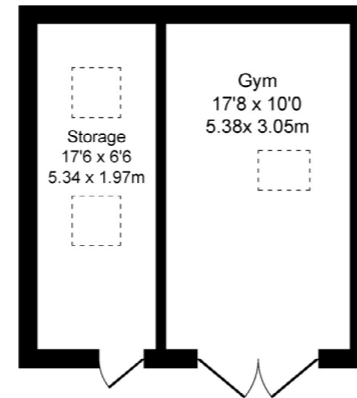
First Floor  
Approx. Floor Area 1280 Sq.Ft (118.9 Sq.M.)



Second Floor  
Approx. Floor Area 1280 Sq.Ft (118.9 Sq.M.)

Cellar  
Approx. Floor Area 267 Sq.Ft (24.8 Sq.M.)

Ground Floor  
Approx. Floor Area 1610 Sq.Ft (149.6 Sq.M.)



Outbuilding  
Approx. Floor Area 299 Sq.Ft (27.8 Sq.M.)

## KEY FEATURES

- Six spacious bedrooms, perfect for a growing family
- Immaculately renovated from top to bottom
- South-facing garden for all-day sunshine
- Large driveway with ample parking
- Stunning period features throughout
- Modern kitchen with island and French doors
- Detached garage converted into a gym and storage
- Convenient downstairs bedroom with en suite
- Moments from Rawtenstall's thriving town centre and scenic walks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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