



Rossendale Holiday Cottages Dean Lane, Rossendale, BB4 9RA

£1,500,000





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Rossendale Holiday Cottages – an established luxury rural retreat, wedding venue, accommodation with potential to develop

Surrounded by open countryside and extending to approximately 9.11 acres, this fully operational, turnkey hospitality enterprise now boasts a harmonious blend of luxury accommodation, a fully functioning and licensed wedding and events venue, cafe bar, 8 camper van pitches with power and scope for further growth with planning consent for a boutique rural hotel, all set within a tranquil and accessible location close to the thriving market town of Rawtenstall and the Mary Townley Loop.

Rossendale Holiday Cottages is rated the number 1 campsite in Rossendale, has a 4.8 star Google review rating out of almost 400 reviews and is rated 4.6 on Tripadvisor.

Thoughtfully developed to enhance its natural setting while offering a high-end guest experience, the estate now includes a range of traditional stone cottages, a striking collection of glamping pods, a newly constructed rural retreat with guest suites, a licensed Hayshed cafe bar and an elegant wedding venue, fishing lake – all brought together with care, character and vision.



## Other Information



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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