



FINE & COUNTRY



- Croft House, Burnley Road, Crawshawbooth, Rossendale
- 4 Bedroom, Detached Character Home
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- Outstanding Styling, Improvements & Upgrades
- Superb Outdoor Spaces, Off Road Driveway Parking
- Conveniently Located For Local Amenities
- VIEWING ESSENTIAL TO FULLY APPRECIATE
- Contact Us To View - By Appointment Only

## Croft House, 590, Burnley Road, Rossendale, BB4 8AJ

Offering genuinely beautiful living spaces with gorgeous style and flair, this 4 bedroom detached home is well laid out with accommodation over 4 floors in all. Outstanding interiors have a spacious feel, quality fixtures and fittings plus superb décor, while equally impressive outdoor space completes the picture. For a home conveniently located in the heart of Crawshawbooth, yet with the feel of country grandeur, this property is a real standout opportunity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Croft House, Burnley Road, Crawshawbooth, Rossendale is a truly exceptional property. Having been extensively improved and vastly upgraded by the current owners, this is a property which now offers a unique combination of retained character and contemporary style. Superbly well presented, this generously spacious home provides perfect family living space, with exquisitely appointed kitchen and bathrooms. Extending their approach outside too, the present owners have treated the outdoor space to significant refurbishment, to now provide excellent entertaining and relaxing space, alongside the vital off road parking provision too.

Moving throughout this home, it is clear that this was always a property of note and this has been developed further with recent additions and enhancements. Without a doubt, viewing here is certainly highly recommended in order to appreciate not just the standard of accommodation on offer but also, the spacious feel, sense of opulence and scale and of course, the excellent village centre position with amenities virtually on the doorstep.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, 2nd Lounge / Office, Downstairs WC. Off the first floor Landing are the Master Bedroom with En-Suite Shower Room, Bedrooms 2 & 3 and the Family Bathroom while off the second floor Landing is Bedroom 4. From the Lower Landing there is also a Utility Basement Room and a further Basement area too. Externally, there is Front / Side Parking, plus beautifully maintained and presented Front & Rear Gardens, including planted, sitting and entertaining areas with a variety of surface textures and lovely boundary treatment too.

Conveniently situated in the centre of Crawshawbooth, the property is ideally located for a great range of local amenities, including shopping, dining and entertainment options while Rawtenstall centre itself, is of course just a few minutes away too. Commuter / Motorway & Public transport links are all easily reached as is stunning nearby open countryside.

**Hallway 32'9" x 5'9"**

**Lounge 17'10" x 16'9"**

**Dining Room 16'5" x 13'6"**

**Kitchen/Breakfast Room 15'9" x 13'3"**

**2nd Lounge / Office 14'4" x 11'3"**

**WC 5'2" x 4'0"**

**Lower Landing**

**Basement 17'5" x 15'10"**

**Utility / Basement Room 16'0" x 12'9"**

**Landing 32'9" x 5'10"**

**Master Bedroom 17'8" x 16'10"**

**En-suite Shower Room 11'1" x 5'0"**

**Bedroom 2 13'9" x 13'5"**

**Bedroom 3 16'7" x 11'9"**

**Family Bathroom 14'10" x 15'0"**

**Dressing Room 9'5" x 7'4"**

**2nd Floor Landing 12'6" x 5'10"**

**Bedroom 4 15'5" x 15'1"**

**Front / Side Parking**

**Front Garden**

**Rear Garden**

**Agents Notes**

**Disclaimer F&C**

