



# FINE & COUNTRY



- Barley Holme Road, Crawshawbooth, Rosendale
- 5 Bedroom Executive Detached Home
- Spacious Family Living Accommodation
- Excellent Contemporary Interiors
- Gardens & Gated Access Shared with 1 Other Property
- Integral Double Garage & Ample Driveway Parking
- Sought After Location Close To Crawshawbooth Centre
- Early Viewing Highly Recommended



## 7, Barley Holme Road, Rossendale, BB4 8AX

This superb, 5 bedroom, 3 bathroom, executive detached home enjoys an excellent, sought after location. Spacious family living accommodation showcases outstanding contemporary interiors, with gardens front & rear and private gated access shared with one other property and Crawshawbooth centre within easy walking distance - **EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To View**



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>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</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	

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Discover outstanding modern living at Barley Holme Road, Crawshawbooth, Rossendale, where this stunning 5-bedroom detached home offers a great blend of elegance and functionality. Impeccably presented interiors set the stage for a lifestyle of comfort and refinement.

Nestled within private gated access, shared with just one other property, this home enjoys a great combination of comfort and prestige. Its prime location within walking distance of Crawshawbooth village centre ensures both convenience and easy access too.

Designed with family living in mind, the property offers generous living spaces, including two reception rooms and a dining kitchen, ideal for gatherings and entertaining. Two of the bedrooms enjoy the luxury of en-suite facilities, ensuring utmost comfort and convenience for all.

Beyond its impressive interiors, the property offers practical features, such as a double garage ample driveway parking and gardens areas too.

Internally, this property briefly comprises an inviting entrance hallway leading to a lounge, dining room, and open-plan kitchen with a utility room. Upstairs, the first-floor landing leads to the master bedroom with its en-suite shower room, bedroom 2 with an en-suite shower room, the 3 further bedrooms and the family bathroom.

Externally, the property delights with Indian Flagged patio areas and surrounding gardens, while the driveway parking supplements the integral double garage, catering to the needs of modern-day living.

Benefiting from its proximity to Crawshawbooth's amenities and excellent commuter links, including motorways and express bus services within easy reach, this home offers the perfect balance of convenience and position. Nearby open countryside presents opportunities for leisurely walks, cycling, and exploration, while the vibrant centre of Rawtenstall is just moments away, offering a wealth of facilities and amenities.

### Key Features:

- 5 bedrooms, detached family home
- Exceptional contemporary interiors
- Spacious family accommodation
- Private gated access, shared with just one other property
- Well-maintained gardens, integral double garage, and driveway parking



**Hallway 23'10" x 9'4"**

**WC**

**Lounge 25'9" x 13'11"**

**Dining Room 12'11" x 13'0"**

**Kitchen Breakfast Room 17'3" x 13'1"**

**Utility 6'4" x 9'4"**

**Landing**

**Bedroom 1 12'11" x 14'0"**

**En-suite Shower Room 9'8" x 3'10"**

**Bedroom 2 11'5" x 13'0"**

**En-suite Shower Room 2 9'3" x 2'9"**

**Bedroom 3 13'0" x 10'6"**

**Bedroom 4 8'2" x 13'11"**

**Bedroom 5 10'4" x 9'5"**

**Bathroom 6'4" x 9'0"**

**Garage 18'6" x 18'8"**

**Front Garden**

**Rear Elevated Patio Garden**

**Driveway**

**Agents Notes**

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