



FINE & COUNTRY



- Lea Bank, College Lane, Rawtenstall, Rosendale
- Exclusive Gated Development
- 5 Bedroom, 5 Bath, Detached Home
- Superb Contemporary Presentation Throughout
- Recent Composite Decking & Glass Balustrade
- Garage & Driveway Parking
- VIEWING MOST HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

# Hareholme, 8 Leabank, College Lane, Rossendale, BB4 7LA

This outstanding, 5 bedroom detached luxury residence is set within an exclusive gated development and offers expansive living space. Throughout, "Hareholme" has been treated with no expense spared styling and is absolutely beautifully presented. Providing a truly aspirational and impeccable living environment, this fabulous home has been well maintained and provides exceptional accommodation, perfectly suited to modern family living.



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	79
(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	

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.

Set within the exclusive Lea Bank development, one of Rawtenstall's most prestigious locations, is Hareholme, a superb 5 bedroom detached property. Enjoying the seclusion and tranquility of gated surroundings, the property occupies a corner position within an award winning scheme, with a large driveway area and attached double garage providing ample parking for numerous vehicles.

Immaculate interior décor has been applied throughout and the property wows right from the off, with a bespoke oak staircase taking centre stage within the magnificent grand hallway. With a full height vaulted ceiling, this fantastic space is finished with Swarovski crystal embellished wallpaper, providing a stunning backdrop and fabulous, welcoming entrance. From this, multiple reception spaces both indoors and out, combine to create a wonderful family home. Equally, this would be a spectacular property for professionals seeking impressive surroundings, perfectly suited to both contemporary living and receiving guests either socially or formally too. With the luxury kitchen and bathroom appointments completing the picture here, this property really captures the essence of contemporary executive living and is without doubt, a home that simply must make the shortlist of any discerning buyer looking for a high calibre residence.

This spacious, expansive and versatile property very briefly comprises:

**GROUND FLOOR** - Entrance Hall, Grand Reception Hallway, Master Suite with Bedroom, Dressing Room & En Suite Shower Room, Bedroom 3 with En Suite Bathroom, Bedroom 4, Bedroom 5 with En Suite Shower Room, Inner Hall, Guest Cloaks and Attached Double Garage.

**FIRST FLOOR** - Gallery Landing, Reception Lounge, Kitchen / Breakfast Room, Utility Room, Family Lounge, Dining Room / Games Room, Bedroom 2 / Hobby Room with En Suite Shower Room and additional Guest Cloaks.

**MEZZANINE LEVEL** - Gallery Snug with stunning views over the Grand Reception Hallway.

Externally, gardens to the front, side and rear frame the property and cement it within the stunning setting and combine lawn, recent composite decking and patio areas, while an ample block paved driveway combines with the attached double garage to provide parking for several vehicles.

Bordering woodland and enjoying some fine views to distant valley hillsides, Lea Bank Country Estate is situated within just a few moments of Rawtenstall town centre. Close by too are a great range of amenities including sports & leisure, eating & drinking, shopping, entertainment and healthcare. Beautiful open countryside is also easily reached, as are excellent links to the regional motorway network via M66/M65/M60 connections to all major commuter destinations, plus express bus services to Manchester / Burnley too.

**Entrance Hall**

**Galleried Hall**

**Master Bedroom 20'2" x 12'1"**

**Dressing Room 8'6" x 5'1"**

**En-suite Shower Room**

**Bedroom 2 11'6" x 15'2"**

**En-suite Shower Room 2**

**Bedroom 3 15'0" x 10'6"**

**En-suite Bathroom 3**

**Bedroom 4 11'6" x 11'9"**

**Family Bathroom 11'4" x 10'5"**

**Inner Hall**

**WC 6'11" x 4'1"**

**Garage 19'7" x 18'9"**

**First Floor - Gallery Landing**

**WC**

**Lounge 16'9" x 17'8"**

**Balcony**

**Dining Room / Games Room 11'5" x 11'10"**

**Balcony**

**Kitchen/Breakfast Room 24'9" x 15'2"**

**Utility 7'4" x 6'4"**

**Family Lounge 24'9" x 25'2"**

**Bedroom 5 15'5" x 10'5"**

**En-suite Shower Room 6'9" x 6'7"**

**Mezzanine Level - Gallery Snug**

**Driveway**

**Side Garden**

**Lower Rear Patio**

**Upper Deck**

**Further Garden Area**

**Agents Notes**

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