



FINE & COUNTRY



- Rosebank, Stubbins, Ramsbottom, Bury
- 5 Bedroom Detached Home With c. 5 Acres
- Private, Electric-Gated Entrance
- Potential For Self-Contained Basement Annexe
- Immaculately Presented & Maintained Throughout
- Swimming Pool, Games Room, Gym & Wine Cellar
- Basement Garage, Circular Driveway, Incredible Grounds
- Superbly Convenient Location & Transport Links Nearby
- VIEWING ESSENTIAL - By Appointment Only
- Contact Us To Arrange An Exclusive Personal Viewing

Weybrook, 7, Rosebank, Bury, BL0 0PY

This incredible 5/6 bedroom home amounts to well over 7,000sqft AND sits within grounds amounting to approximately 5 acres. Owned and occupied by its creator since its bespoke construction and with a comprehensive range of hugely impressive features, this is a property of rarely seen quality and merit. Without doubt, one of the finest homes available on the market in East Lancashire today. Viewing here is truly essential and available, by appointment only, subject to usual qualification for a property of this caibre.



Rosebank, Stubbins, Ramsbottom, Bury is quite simply, a fabulous family home which ticks every box and does so to great effect. From its private, electric-gated entrance to its stunning, superb grounds, the property is truly outstanding. Approaching via the expansive encircling driveway, you are initially greeted with a wonderful exterior bounded by mature borders, beautiful lawns and the central water feature. Gardens and grounds really are breath-taking here and are cared for to an exceptionally high standard by the vendors themselves.

Indoor parking is available within the basement garage space, making access to the interior of the property secure without the need to step outside if desired. Alternatively, park beside the central portico on the ample circular driveway, for a noteworthy arrival into the impressive, full-height galleried entrance hallway.

Moving inside to the living accommodation itself, numerous reception spaces give great flexibility and versatility, perfect for modern families, while the thoughtful inclusion of the swimming pool, games room, gym and wine cellar add even more features too. There is also a huge open plan living / family room to the lower floor which would make a perfect entertainment suite / home cinema too, with the basement floor also offering scope to add a further bedroom if required.

On the ground floor are further multiple receptions boasting lovely outlooks over the grounds, while the generous dining kitchen is also joined by a separate utility room which itself, has further secondary cooking facilities. There is also of course, good size downstairs WC & cloaks provision.

Moving upstairs, the galleried landing is a wonderful circulation space enjoying its impressive double-height position over the hallway below. Three of the 5 first floor bedrooms have their own en-suite facilities and the family bathroom offers both bath and shower facilities, being shared between just bedrooms 4 & 5.

Not only has this property been thoughtfully designed and implemented to cover all bases, it has also done so to a very high standard which has been impeccably presented and maintained throughout by its current owners. The property is an exceptional, outstanding home of note which, for the discerning buyer, offers a perfect combination of features, facilities, living space, location, gardens and grounds. At the same time, it does all this with great consideration for privacy too. For this property, without doubt, viewing is absolutely essential to fully appreciate all that is on offer and this is available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises:
GROUND FLOOR - Entrance Hallway, with Downstairs Cloaks / WC, Lounge, Dining Room, Breakfast Kitchen, Utily Room, 2nd Lounge, Study, Sun Room, Swimming Pool.
FIRST FLOOR - Galleried Landing, Master Bedroom, Master En-Suite, Bedroom 2 with En-Suite Shower Room 2, Bedroom 3 with En-Suite Shower Room 3, Bedrooms 4 & 5 and Family Bathroom.
BASEMENT FLOOR - From the Lower Landing there is a large open plan Living / Family Room, Games Room, Shower Room, Plant Room, Gym and Wine Cellar.

Located a short distance from both Ramsbottom and Rawtenstall centres, this property is certainly conveniently positioned. A fabulous range of amenities is available within just a few minutes, ranging from outstanding dining and entertainment, to sports, leisure, health and fitness options. Excellent education provision ranges right through from primary to secondary and 6th form, with grammar schools at Bury and BRGS each easily reached too. Accessing essential commuter and motorway routes is easily accomplished, with M66, M60, M65 and M62 links all close at hand, Manchester City Centre is less than 16 miles (around 35 or so minutes) away, Preston is just over 20 miles away, with Leeds and Liverpool around 45 miles to each.

For convenient travel links and accessible amenities nearby, one really couldn't expect much more, with local provision joined by a wider range throughout Rossendale and North Manchester and ultimately, the vast array of facilities on offer within minutes throughout East Lancashire, including equestrian, golf, cycling, walking and of course, beautiful open countryside too.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 attentio n 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 autho rity 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.

- Entrance Hallway 16'5" x 22'8"
- Lounge 27'2" x 17'5"
- 2nd Lounge 12'2" x 17'5"
- Study 9'9" x 9'11"
- Sun Room 17'11" x 23'1"
- Swimming Pool 26'8" x 18'6"
- Dining Room 16'2" x 17'6"
- Kitchen/Breakfast Room 13'11" x 32'0"
- Utility Room 9'9" x 8'0"
- Cloaks / Wc
- Lower Landing
- Open Plan Living / Family Room 30'2" x 31'0"
- Games Room 24'10" x 16'5"
- Gym 12'10" x 11'6"
- Wine Cellar 12'10" x 4'2"
- Shower Room 4'8" x 7'9"
- Plant Room 8'3" x 7'10"
- Integral Garage 17'0" x 41'1"
- Galleried First Floor Landing 17'7" x 26'6"
- Master Bedroom 22'0" x 17'5"
- En-suite Bathroom 8'2" x 13'9"
- Bedroom 2 13'9" x 17'4"
- En-suite Shower Room 2 5'11" x 6'7"
- Bedroom 3 12'0" x 17'5"
- En-suite Shower Room 3 5'11" x 6'7"
- Bedroom 4 12'10" x 17'5"
- Bedroom 5 13'11" x 13'0"
- Family Bathroom 13'10" x 8'11"
- Electric Gated Access
- Circular Driveway
- Front Garden
- Extensive Further Garden
- Sunken Pagoda
- Rear Patio
- Agents Notes
- Disclaimer F&C