



FINE & COUNTRY



- Jolly Barn Cottage, Oakenhead Wood Old Road, Rawtenstall, Rossendale
- Incredible, 4 Bedroom Detached Property With Land
- Superbly Presented Both Inside & Out
- Beautiful Original Features With Outstanding Modern Finishes
- Original Cottage Plus Barn Conversion & Workshop/Garage
- Parking, Gardens, Grounds & Paddock Amounting To Almost An Acre
- VIEWING MOST HIGHLY RECOMMENDED
- CONTACT US NOW TO VIEW - By Appointment Only

Jolly Barn Cottage, Oakenhead Wood Old Road, BB4 8TX

This outstanding, 4 bedroom detached home has incredible interior space, excellent gardens parking provision and even a further paddock too. Set within almost an acre, Jolly Barn Cottage is a wonderful home with exceptional views out and a great position which is convenient while offering a semi-rural setting and fabulous southerly aspects. CONTACT US NOW TO VIEW!!!



Jolly Barn Cottage, Oakenhead Wood Old Road, Rawtenstall, Rossendale is a fabulous home sitting in a prime position atop the Rossendale Valley and boasting incredible panoramic views. With excellent living accommodation inside and great exterior space too, set within a plot of approximately 0.88acres in all, this is without doubt, a real showstopper home with VIEWING HIGHLY RECOMMENDED.

Looking out to the south, with generous gardens and grounds, plus a variety of outbuildings too, Jolly Barn Cottage really does offer an appeal to a range of buyers' needs and showcases some amazing living space which takes advantage of those outlooks too.

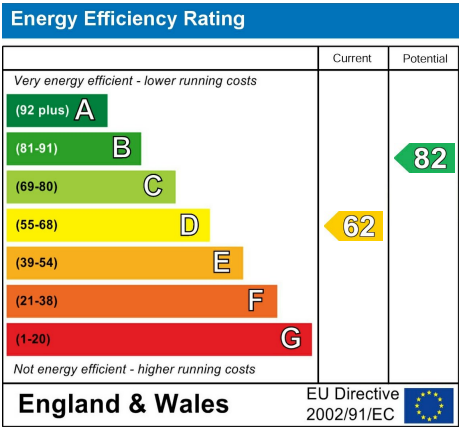
Now comprising both the original cottage itself, plus a converted barn and a spacious workshop / garage which offers great storage options too, the property is superbly presented and offers almost 2,600sqft of accommodation internally. There is outstanding reception space with the huge, open plan main Lounge / Entertaining Space, while a 2nd Lounge and Dining Room add 2 further separate reception rooms. The beautiful Breakfast Kitchen and good size separate Utility Room complete the picture on the ground floor.

Moving upstairs, the Gallery Landing is certainly a highly impressive area, overlooking the double-height space, and there is a separate staircase from the cottage too. There are 4 bedrooms, all good size, with both a separate shower room and bathroom well-spaced for access from all of the bedrooms, both in the barn conversion and the original cottage.

Outside, Jolly Barn Cottage really comes into its own, with not only great garden space, but a variety of areas offering great flexibility and scope too. There are off road parking areas, the workshop / garage, patios, gardens, vegetable garden and a further paddock too. Altogether, these add up to a versatile property both inside and out.

Situated in an imposing position, commanding exceptional Valley views, the property is positioned on a quiet single track lane. The surroundings afford a lovely degree of privacy and a sense of seclusion, while still enjoying the community of a small hamlet setting. Walks, footpaths and stunning open countryside featuring glorious moorland hillsides are literally on the doorstep here, while access to comprehensive amenities is just a short distance away in either Rawtenstall or Haslingden centres.

Directions: From Rawtenstall, drive along Haslingden Old Road passing the ski slope on the right, continue for approximately 1/4 mile turning right into Oakenhead Wood Old Road. After the road bends to the right, the property can be found on the right hand side a short distance further.



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Kitchen/Breakfast Room 9'2" x 14'2"

Dining Room 17'0" x 6'7"

2nd Lounge 14'0" x 12'0"

Open Plan Lounge / Entertaining Space 15'5" x 36'1"

Utility 9'1" x 12'8"

Landing 5'5" x 15'11"

Bedroom 1 11'0" x 14'2"

Bedroom 2 11'2" x 12'0"

Bathroom 5'7" x 10'8"

Galleried Landing 16'0" x 23'10"

Bedroom 3 7'6" x 15'9"

Bedroom 4 7'6" x 12'0"

Shower Room 7'7" x 5'10"

Workshop / Garage 21'5" x 13'10"

Rear Parking

Rear / Side Gated Parking

Side Veggie Garden

Paddock

Rear Patio's

Upper Patio Area

Rear Garden Area

Further Paddock

Agents Notes

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