

FINE & COUNTRY




- Kelholme, Helmshore Road, Haslingden, Rosendale
- 4 Bedroom, Detached Family Home
- Outstanding Presentation Inside & Out
- Excellent Kitchen & Bathrooms
- Superb Sun Room with Stunning Long-Ranging Views
- Gorgeous Gardens, Integral Garage, Driveway Parking
- Private Driveway, Almost 100 Metres Long
- VIEWING ESSENTIAL - By Appointment Only

Kelholme, Helmshore Road, Rossendale, BB4 4BG

This exceptional, 4 bedroom detached family home has superb gardens, a long private drive, great views, beautiful interiors, potential future scope, garage and off road driveway parking and even a southerly aspect too. Superb décor and fittings combine with good room sizes to create a highly desirable family home. VIEWING HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only.



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 	

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Kelholme, Helmshore Road, Haslingden, Rossendale is a truly delightful, 4 bedroom detached family home. Offering a tucked-away position, accessed via its own private driveway almost 100 metres long, the property has a southerly aspect. With beautiful gardens and a lovely long-ranging outlook over woodland and on to distant hillsides, this is certainly a property for which viewing is most highly recommended.

Inside, the property is no less impressive and provides scope for flexibility, with the potential to create a self-contained annexe element utilising a conversion of the garage if desired, (STP of course). Presentation is exemplary throughout, with the fantastic Kitchen and Bathrooms, unusually generous Hallway and superb Lounge with Feature Fireplace and Logburner being real highlights. This really is an outstanding home in a beautiful setting.

Internally, this property briefly comprises: Entrance Porch, Hallway with Store & Downstairs WC, Lounge, Sun Room, 2nd Lounge, Dining Room, Breakfast Kitchen, Utility Room, Integral Double Garage, Boiler Room. Off the first floor Landing are Bedroom 1 with Dressing Area, En-Suite Shower Room and Eaves Storage, Bedrooms 2-4, Games Room with Walk-In Store and Family Bathroom. Externally, the property has gorgeous Gardens and in addition to the Integral Double Garage, there is also ample off road Driveway Parking too.

Positioned at the end of its own private drive, Kelholme is situated in an ideal location for local amenities, yet outside the bustle of the town centre itself. This property is perfect for easy access to fantastic commuter and motorway links, public transport connections and sought after local schools too. Sports & leisure facilities are within walking distance and fantastic open countryside is nearby, while parkland is just moments away and is perfect for children, pets or a stroll almost on the doorstep.

- Porch 4'10" x 6'9"**
- Hallway 16'8" x 13'1"**
- WC 7'4" x 2'11"**
- Lounge 21'0" x 18'10"**
- Sun Room 13'6" x 10'10"**
- Dining Room 13'1" x 14'1"**
- 2nd Lounge 10'7" x 13'1"**
- Kitchen/Breakfast Room 14'1" x 14'1"**
- Utility 5'3" x 10'1"**
- Integral Garage 16'5" x 22'1"**
- Boiler Room 5'3" x 11'7"**
- Landing 13'4" x 6'7"**
- Bedroom 1 12'8" x 18'8" (widest point)**
- Dressing Area 6'2" x 6'0"**
- En-suite Shower Room 5'6" x 5'11"**
- Bedroom 2 11'9" x 14'2"**
- Bedroom 3 11'2" x 14'2"**
- Bedroom 4 9'6" x 13'1"**
- Games Room 18'4" x 22'0"**
- Walk in Store 4'6" x 22'0"**
- Family Bathroom 10'0" x 9'9"**
- Front Driveway & Parking**
- Front Garden Areas**
- Rear Patio**
- Agents Notes**
- Disclaimer F&C**

