



# FINE & COUNTRY



- Hurst Lane, Rawtenstall, Rossendale
- 6 Bedroom Detached Farmhouse
- 6 Reception Rooms, 4 Bathrooms
- Separate, Self-Contained Annex Suite
- Outstanding Semi-Rural Position
- Stunning Panoramic Views
- Generous Gardens & 2x Decks
- Convenient For Town Centre & Motorway Links
- \*\*\* NO CHAIN DELAY \*\*\*
- Contact Us To View - Buy Appointment Only

# Chapel Hill Farm, Hurst Lane, Rossendale, BB4 8TB

This stunning property, originally thought to date to the 16th Century, occupies a simply fabulous position above Rawtenstall with outstanding, panoramic Valley views. Exceptionally presented throughout, this entire 6 bedroom detached property, together with its fantastic setting, are a joy to behold. This property also has the additional benefit of NO CHAIN DELAY.



Chapel Hill Farm, Hurst Lane, Rawtenstall is a superb example of all the very best that is semi-rural living, while still being positioned within easy reach of town centre amenities. Looking out to the rear, the most wonderful Valley views are far reaching and on to distant hillsides, while the property itself is no less impressive, with great presentation and a wealth of desirable features, including 6 bedrooms, 4 bathrooms and 6 reception rooms in all, plus ample gated parking and outdoor space too.

Further adding to this superb property's desirability, is the separate, self-contained 1 Bedroom Annex Suite and detached Spa Room with Hot Tub, Sauna and Shower facilities, recently used to accommodate AirBnB bookings generating great demand. Throughout the interior of the property, there is great natural light and specifications are high, including kitchen and bathroom fixtures. With ample space for modern family living and a wealth of reception areas perfect for versatile and adaptable use, this is certainly a property with exceptional appeal and such a comprehensive array of features rarely found together on the market today. As a further additional benefit, this property is also offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entranced Hallway, Lounge, 2nd Lounge, Dining Room, Kitchen / Dining / Family Room, Utility Room, Downstairs WC, Cinema Room, Study. First floor Galleried Landing, Bedroom 1 with En-Suite Bathroom, Bedroom 2, Bedroom 3 with En-Suite Shower Room and access to Balcony, Bedrooms 4 & 5 and Family Bathroom.

Annex: Kitchen / Dining Room, open to Lounge, first floor Landing off to Bedroom and Bathroom.

Accessed externally, are the Spa Room including Hot Tub, Sauna and Shower. Garage, gated access Parking, 2x Large Rear Decks Main Garden and Further Lower Garden.

Perfectly positioned to take advantage of Rawtenstall amenities nearby, yet outside the hustle and bustle of the town centre itself and with wonderful aspects out, this property occupies a prime spots in a highly desirable location. Even more appealing, is the fact that all this is easily reached, via an adopted road which is well maintained, making it highly convenient too. A range of transport links, motorway connections, schools, dining and leisure options, are all just a few minutes away.

Viewing here is most highly recommended and is available by appointment only, exclusively through our Rawtenstall office.



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	21	25
(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.

- Hallway 20'0" x 11'10"
- Lounge 24'7" x 19'4"
- 2nd Lounge 20'5" x 21'0"
- Dining Room 26'1" x 14'4"
- Cinema Room
- Study 12'0" x 13'1"
- Kitchen/Dining Room/Family Room 15'4" x 36'1"
- Utility 9'10" x 6'7"
- WC 6'6" x 4'11"
- Galleried Landing
- Master Bedroom 19'3" x 20'1"
- En-suite Bathroom 8'11" x 7'6"
- Bedroom 2 37'7" x 27'4"
- Bedroom 3 16'11" x 10'6"
- En-suite Shower Room 4'6" x 4'4"
- Balcony
- Bedroom 4 17'5" x 8'1"
- Bedroom 5 9'5" x 12'8"
- Family Bathroom 13'4" x 7'2"
- Annexe Kitchen/Dining Room 14'5" x 13'3"
- Annexe Lounge 10'10" x 11'3"
- Annexe Landing 7'10" x 14'4"
- Annexe Bedroom 10'8" x 11'7"
- Annexe Bathroom 10'4" x 7'1"
- Gated Side Driveway
- Garage
- Spa Room
- Rear Decking
- Lower Rear Gardens
- Agents Notes
- Disclaimer F&C