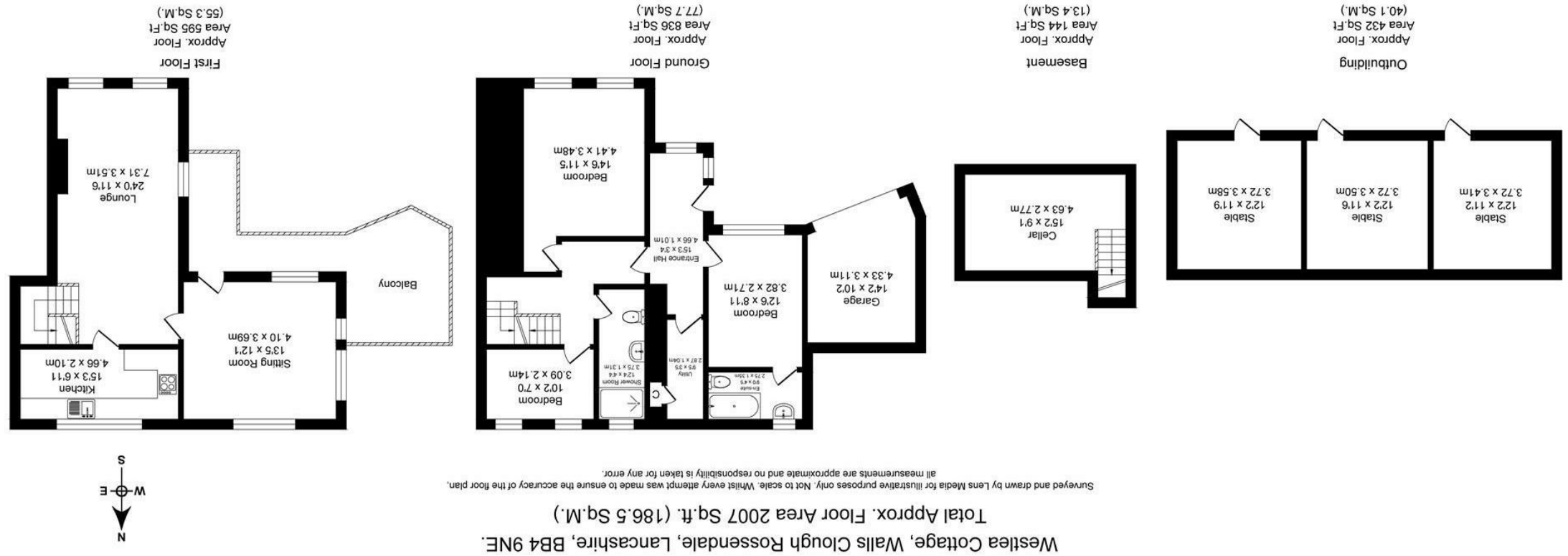
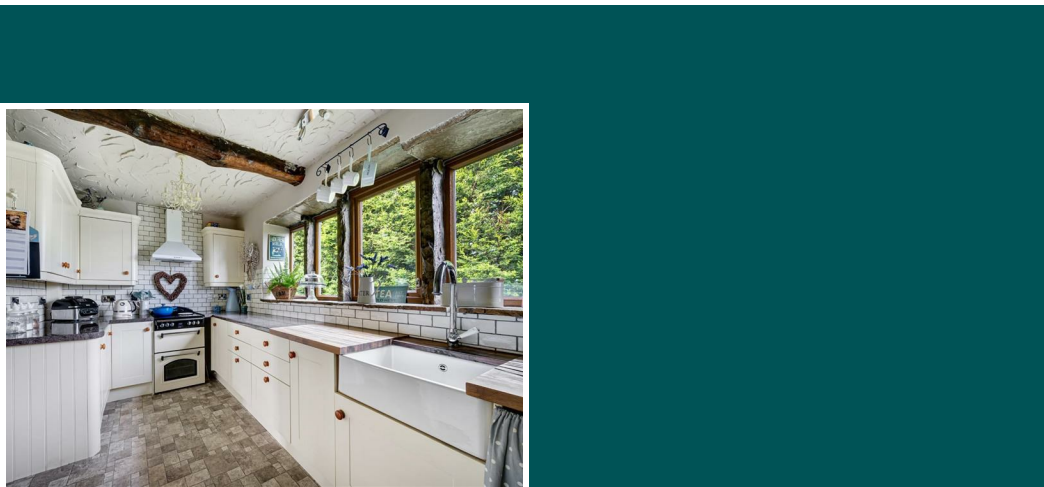




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Asking Price £379,950



Westlea Cottage Walls Clough

Rossendale  
BB4 9NE



Council Tax Band:



This cozy cottage exudes rustic charm with its exposed wood beams, adding a touch of character to your living space. Imagine cozy evenings by the fireplace, sipping hot cocoa, and listening to the crackling fire.

As you enter the cottage, you'll find yourself in a welcoming hallway that leads to three cozy bedrooms. Each bedroom is thoughtfully designed to offer a retreat from the outside world. One of the bedrooms boasts a private en-suite bathroom, offering a touch of luxury and privacy.

A beautifully designed modern shower room caters to the convenience of the ground floor bedrooms. It features sleek fixtures and contemporary design elements, ensuring a refreshing start to your day.

Ascend to the upper level, and you'll be greeted by a generously sized lounge that invites relaxation. Adjacent to the lounge, you'll find a charming sitting room, a versatile space that can be used for various purposes.

The character continues into the kitchen which features matching wall and base units and feature Belfast sink.

From the sitting room you can access the balcony from which you can enjoy the panoramic views across the countryside and is the perfect place for alfresco dining in the summer or enjoying a glass of wine in the evening.

Spread across around one and a half acres of land, this property is a canvas for your dreams. Whether you're an equestrian enthusiast or simply appreciate open spaces, this is a perfect haven.

The 3 stables are fully kitted out with electricity and automatic water feeders, making it effortless to care for your horses or livestock.

The chicken coop allows you to enjoy fresh, free-range eggs daily if you wish to do so.

A 15ft x 10ft polytunnel is a fantastic addition for garden enthusiasts. Grow your own fruits and vegetables year-round, ensuring a fresh and sustainable food source right in your backyard.

Solar panels on the property not only save you money but also make a positive impact on the environment.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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