



Farrow & Farrow

ESTATE & LETTING AGENTS



- Goodshawfold Road, Loveclough, Rossendale
- 3 Bedroom, Semi-Detached Chapel Conversion
- Beautiful Character-Rich Features
- Generous Room Sizes & Tall Ceilings
- Lovely Kitchen & Bathroom
- Rear Patio & Raised Lawned Garden
- Gorgeous Hamlet Setting On Verge Of Countryside
- VIEWING ESSENTIAL - Contact Us Today To View

11a, Goodshawfold Road, Rossendale, BB4 8QN

£315,000

11a, Goodshawfold Road, Rossendale, BB4 8QN

***** NEW *** - GORGEOUS, 3 BEDROOM CHAPEL CONVERSION ON THE VERGE OF OPEN COUNTRYSIDE, Character Features, Excellent Ceiling Heights, Good Room Sizes, Patio & Raised Rear Garden, Superb Setting, Lovely Country Aspects Front & Rear - An Exceptional Home - VIEWING ESSENTIAL - Contact Us To View!!!**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 attention 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 authority 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.

Goodshawfold Road, Loveclough, Rossendale is a former chapel is rich in character, featuring tall ceilings, large windows, thick stone walls, and a beautiful rear patio with a raised lawned garden.

The property seamlessly combines historic charm with modern convenience, showcasing a beautiful Dining Kitchen, quality wood-framed double-glazed windows and doors, and a stylish bathroom with his-and-hers sinks.

This stunning home offers two spacious double bedrooms and a third bedroom with built-in storage above the stairs. Impeccably appointed and decorated throughout, this home is ready for you to move in and enjoy.

Nestled in a quaint hamlet within a picturesque valley, surrounded by open fields, this stunning three-bedroom home is part of a beautifully converted chapel. The property artfully blends period features with modern amenities, offering a spacious lounge with tall ceilings and large windows that create a bright and airy atmosphere.

Internally, the ground floor of this fabulous property features a generous Lounge and an open plan Dining / Kitchen arrangement, with a Dining Area and Breakfast Kitchen too. Upstairs, the first floor boasts ceiling heights of over ten feet (3.25m) and off the first floor Landing comprises two large double bedrooms, plus a third bedroom with built-in storage above the stairs and the luxurious bathroom with separate his-and-hers washbasins.

Outside, the front of the property is picture-perfect, and a side passage leads to the rear gardens. Here, you'll discover a spacious patio with a stone staircase leading to an elevated lawn garden, offering breathtaking countryside views that must be seen to be fully appreciated.

Experience the charm of this delightful period cottage, perfectly situated in a highly desirable countryside location. Conveniently located on the X43 bus route to Manchester, this property is within walking distance of Crawshawbooth village and its primary school, and just a short drive to Rawtenstall and the M66.

Don't miss the opportunity to make this exceptional property your home. Viewing is most highly recommended - contact us today to arrange your viewing appointment.

Lounge 15'7" x 19'2"

Open Plan Kitchen / Dining 9'2" x 19'4"

Landing 7'3" x 7'3"

Bedroom 1 12'5" x 11'7"

Bedroom 2 12'4" x 11'7"

Bedroom 3 9'0" x 7'3"

Bathroom 8'0" x 7'3"

Rear Patio Garden

Steps up to Garden Area

Agents Notes

Disclaimer

