



Farrow & Farrow

ESTATE & LETTING AGENTS



- Holmefield House, Burnley Road, Rawtenstall, Rossendale
- 6 Bedroom, Semi-Detached Family Home
- Extensive Living Space Over 4 Floors In All
- Substantial Plot of Just Over 1/4 Of An Acre
- Original Features, Good Gardens / Grounds & Parking
- Perfect For Rawtenstall Centre Within Walking Distance
- Viewing Highly Recommended - By Appointment Only
- Contact Our Rawtenstall Office Exclusively To View

Holmefield House, Burnley Road, Rossendale, BB4 8EW

£550,000

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*** NEW *** HOLMEFIELD HOUSE - SUBSTANTIAL, 6 BEDROOM SEMI-DETACHED ON JUST OVER 1/4 ACRE PLOT, WITHIN WALKING DISTANCE OF RAWTENSTALL CENTRE - Generous Living Spaces Over 4 Floors, Gardens / Grounds & Parking - A Great Opportunity, Close To The Vibrant Heart Of Rawtenstall - VIEWING HIGHLY RECOMMENDED - Contact Us Exclusively To View



Holmefield House, Burnley Road, Rawtenstall, Rossendale is a substantial, semi-detached property with many original features, offering 6 bedrooms on the first floor, a further 2 attic rooms, basement rooms and extensive ground floor living accommodation too. Requiring some modernisation to maximise its potential, the property already benefits from a recent, (approximately 1 yr old), boiler and was re-roofed in 1985. Throughout its many years of current ownership of, the property has made a wonderful family home and remains a fabulous property with great potential.

Set upon a spacious plot amounting to just over 1/4 of an acre, both the property and the plot itself are deceptively substantial and unusually, offer extensive living space within such easy reach of the town centre. Viewing here is certainly most highly recommended and available, by appointment only, exclusively through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hallway, open plan Lounge / Dining Room, 2nd Lounge, Downstairs Shower Room, Inner Hall, Breakfast Kitchen, Store Room, Utility Room, Covered Porch / Parking / Workshop, Rear Hall. Off the first floor Split Landing are an Inner Landing to Bedroom 1 with En-Suite Bathroom and WC, Bedrooms 2-6 and a further Shower Room. To the second floor are 2 Attic Rooms and to the Basement, are 3 further Basement Rooms too.

Externally, in addition to the Lean-to / Parking / Workshop, there is a Driveway with Parking Provision, a Front Garden, a Side Garden with Patio and an Upper Garden Space too. As a whole, the property sits upon a plot of just over 1/4 of an acre.

Close to the X43 bus route to Manchester and within very easy reach of excellent motorway connections, the property has local amenities on the doorstep and is within walking distance of Rawtenstall centre. The ease of connectivity means it would equally well suit a base for commuters to surrounding areas, including Manchester, Blackburn, Preston and beyond. Open countryside is easily accessible nearby, while comprehensive shopping, health, fitness, sports and leisure facilities are available throughout Rossendale.



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	

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.

Entrance Hallway 29'11" x 5'11"

Open Plan Lounge / Dining Room 32'6" x 14'6"

2nd Lounge 19'3" x 12'2"

Kitchen/Breakfast Room 15'1" x 21'0"

Rear Hall

Shower Room 12'6" x 12'2"

Inner Hall 7'3" x 5'11"

Utility Room 17'3" x 6'11"

Store Room 4'7" x 10'8"

Basement Landing 15'9" x 5'2"

Basement Room 1

Store Room 5'7" x 8'8"

Basement Room 2 15'5" x 22'3"

Split Landing 21'7" x 6'0"

Inner Landing

Bedroom 1 21'5" x 13'11"

En-suite Bathroom 11'1" x 6'7"

WC 5'6" x 3'6"

Bedroom 2 16'6" x 13'3"

Bedroom 3 15'9" x 14'8"

Bedroom 4 16'4" x 12'2"

Bedroom 5 10'5" x 12'2"

Bedroom 6 10'11" x 6'0"

Shower Room 5'7" x 10'6"

Attic Room 1 13'3" x 8'8"

Attic Room 2 9'11" x 5'10"

Driveway and Parking

Covered Porch / Parking / Workshop 16'1" x 28'4"

Front Garden

Side Garden with Patio

Upper Garden Space

Agents Notes

Disclaimer