Fine & Country Rossendale & North Manchester
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FINE & COUNTRY







- Rochdale Road, Bacup, Rossendale
- 4/5 Bedroom, 3 Bathroom, Detached Family Home
- Superbly Presented Throughout
- Immaculate Landscaped Gardens & Grounds
- Garage & Off Road Driveway Parking
- Popular Residential Setting With Great Oulooks
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£500,000
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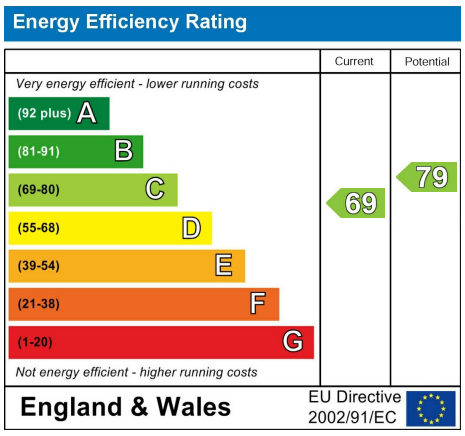
An exceptional four double bedroom detached family home, beautifully presented throughout and offering substantial, flexible living space designed around modern family life. At its heart is an impressive open-plan kitchen, dining and living space, complemented by a separate lounge with an ESSE 105 5kW multi-fuel stove, a dedicated home office or fifth bedroom and three separate bath/shower rooms.

Outside, beautifully landscaped gardens, a private and non-overlooked rear aspect, a substantial garage with additional storage, two cobbled driveways and EV charging create a home that combines space, quality and practicality.

Set within the Rossendale Valley, the property offers a lifestyle increasingly difficult to replicate: generous family living, ready access to open countryside, walking and cycling, and good road connections towards Rochdale, Burnley, Manchester and the wider North West.

THE SCALE, QUALITY AND SETTING OF THIS HOME ARE BEST APPRECIATED IN PERSON – VIEWING IS ESSENTIAL.





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.

A HOME DESIGNED FOR FAMILY LIFE
Immaculately presented and exceptionally well maintained, this substantial detached home offers generous and flexible accommodation with the space to live, work, entertain and grow.
From the moment you arrive, the care invested in the property is immediately apparent. Beautifully maintained gardens and cobbled driveways create an attractive approach, while the scale and flexibility of the accommodation become clear as soon as you step inside.
A useful entrance porch provides space for coats, shoes and outdoor gear before opening into the spacious central hallway.
The separate lounge offers a warm and comfortable retreat, centred around a high-quality ESSE 105 5kW multi-fuel stove installed in October 2025. It is an inviting room in which to unwind and provides a quieter contrast to the larger open-plan family living space.

THE HEART OF THE HOME
At the heart of the house is the impressive open-plan kitchen, dining and living space – a generous and sociable room designed around real family life.
This is a space where cooking, eating and relaxing naturally come together. Equally suited to busy family mornings, informal evenings or entertaining friends, it provides the kind of large, connected living space that has become central to modern family life. A separate utility room adds valuable practicality.
Also on the ground floor is a substantial home office. Ideal for dedicated home working, the room has the flexibility to become a genuine fifth bedroom, guest room or additional reception space if required. Together with the ground-floor shower room, this creates particularly useful accommodation for visiting family, guests or changing family needs.

FOUR GENUINE DOUBLE BEDROOMS
To the first floor are four genuine double bedrooms – a significant feature of the home and one that sets it apart from properties where the bedroom count can disguise considerably smaller rooms.
The bedrooms enjoy attractive outlooks either towards the surrounding Rossendale hills or across the private rear aspect, creating a sense of space and connection with the wider landscape.
A family bathroom and separate shower room serve the first floor, complemented by the additional shower room on the ground floor. Three separate bath and shower facilities provide considerable convenience for a busy family household.
The boarded and readily accessible loft provides valuable additional storage.

BEAUTIFULLY LANDSCAPED GARDENS & PRIVATE OUTDOOR LIVING
The mature gardens are a particular feature of the property and have been meticulously maintained and landscaped.
The rear garden is private and non-overlooked with several seating areas, creating a peaceful outdoor setting away from neighbouring views. It is a space designed to be enjoyed, whether for summer dining, entertaining friends or simply relaxing at the end of the day.
To the front, the landscaped garden complements the house with a south-facing aspect. Two cobbled driveways provide excellent off-road parking, with one benefiting from an EV charging point.
The generously proportioned garage provides further practical space and includes additional storage above – ideal for bikes, outdoor equipment and the demands of an active family.

THE ROSSENDALE LIFESTYLE
The location is an important part of the appeal of this home.
For those who want access to countryside and outdoor space without feeling disconnected, the Rossendale Valley offers a distinctive way of life. Moorland, footpaths and open countryside are readily accessible, allowing walking, trail running and cycling to become part of everyday life rather than something reserved for weekends away.
Lee Quarry and the wider valley provide excellent mountain biking and outdoor leisure opportunities, while the surrounding landscape offers extensive routes for walking and exploring.
From the property itself, there are good primary schools within walking distance and it is within the catchment of all good secondary schools, including BRGS Grammar School.
Local amenities and schooling are readily accessible, while road connections provide access towards Rochdale, Burnley and the M65, M66, M60 and M62 motorway networks, connecting the property with Manchester and the wider North West.

A HOME THAT NEEDS TO BE SEEN
This is more than a beautifully presented detached house. It is a substantial and flexible family home offering space to come together, space to work, space to entertain and space to enjoy the outdoors.
Four genuine double bedrooms, a dedicated office or fifth bedroom, exceptional open-plan family living, a separate lounge with an ESSE 105 multi-fuel stove, three bath/shower rooms, private landscaped gardens, extensive parking, garage storage and EV charging combine to create a home that is difficult to replicate.
The scale, quality of presentation and lifestyle offered by this property are best appreciated in person. - Viewing is essential.

The accommodation briefly comprises: entrance porch, spacious hallway, separate lounge, open-plan kitchen / dining / living space, utility room, home office / bedroom five and ground-floor shower room. To the first floor are four double bedrooms, a family bathroom and separate shower room. Externally, the property benefits from landscaped gardens to the front and rear, a substantial garage with additional storage, two cobbled driveways and EV charging.

Porch 3'8" x 6'8"

Hallway 15'9" x 10'5"

Lounge 16'6" x 12'8"

Open Plan Kitchen / Dining / Living 19'8" x 18'4"

Utility Room 6'0" x 4'10"

Inner Hall

Office / Bed 5 11'1" x 10'9"

Shower Room 5'9" x 7'7"

Landing

Bedroom 1 14'3" x 12'10"

Bathroom 7'6" x 6'0"

Bedroom 2 10'11" x 11'9"

Bedroom 3 9'7" x 13'4"

Bedroom 4 9'8" x 13'6"

Shower Room 8'2" x 3'10"

Garage 22'1" x 11'0"

Front Garden

2 x Front Driveways

Rear Patio

Rear Garden with Side Patio

Upper Garden with Patio

Side Patio Area

Agents Notes

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