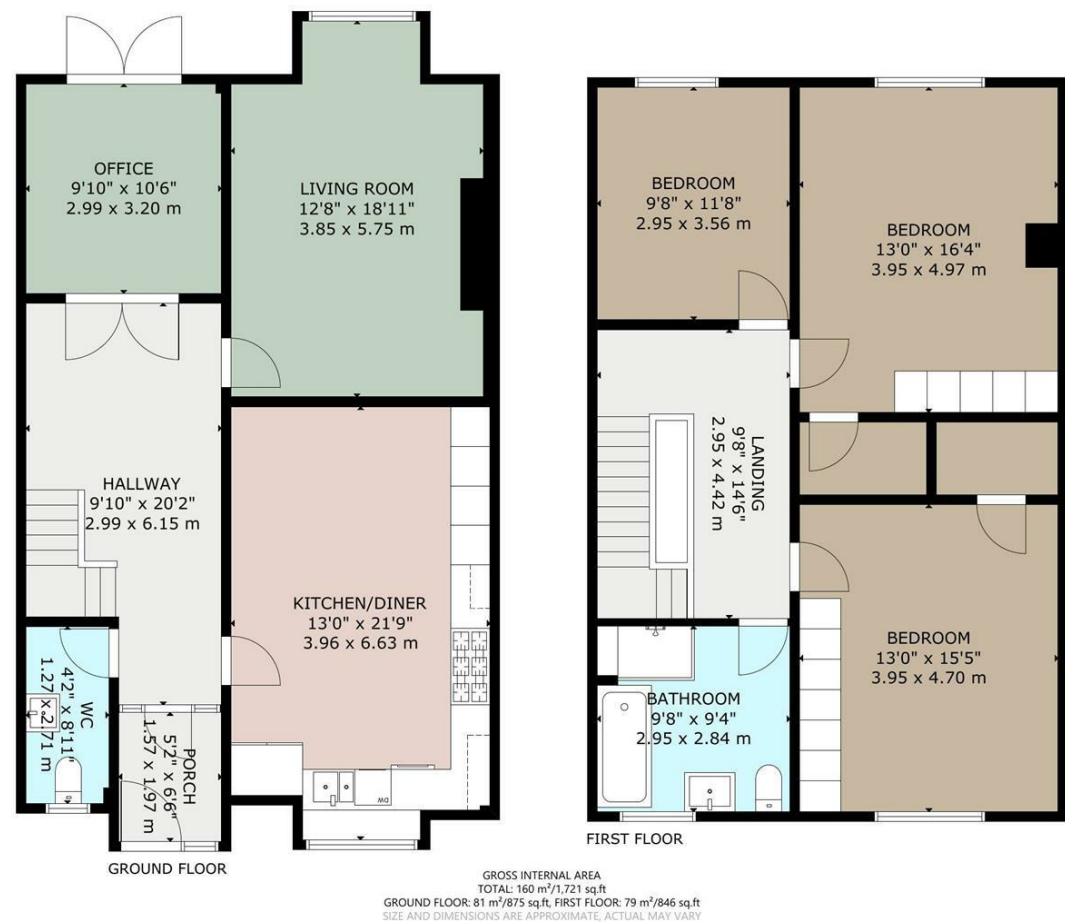




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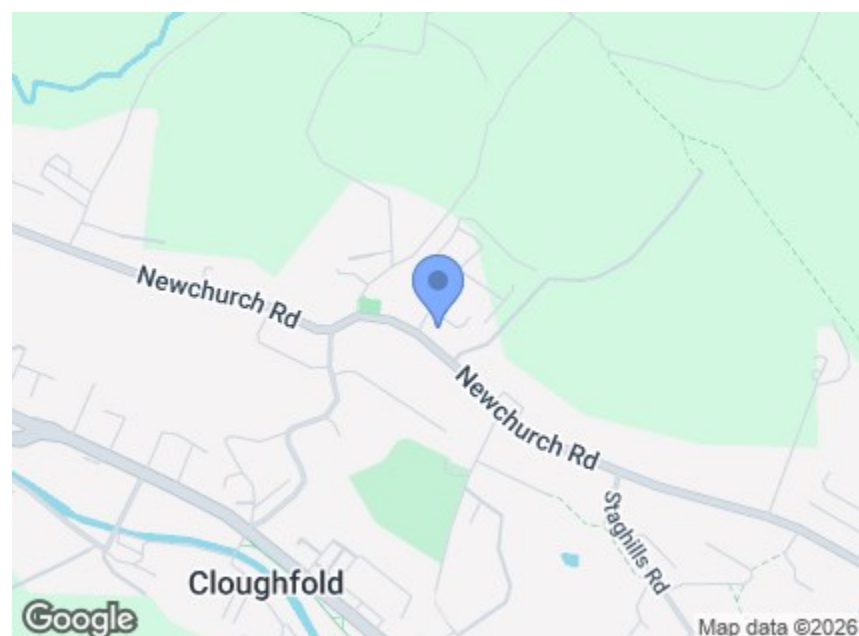


## 2 Johnny Barn Cottages , Rossendale, BB4 7TB

Price guide £425,000



- Exceptional three double bedroom stone cottage, with period charm & modern features
- Lounge, separate garden room, used as office & downstairs WC
- Well maintained south-facing garden, private driveway & detached garage.
- Tenure - Leasehold , Council Tax - Rossendale band D , EPC rated C
- Set in a quiet & well sought-after cul-de-sac, surrounded by countryside views
- Open plan kitchen diner with integrated appliances & ample space for entertaining
- Excellent access to Rawtenstall's town centre, local amenities, transport links & motorway
- A Must See!!! To appreciate size, charm & location of property.



### Directions

Postcode - BB4 7TB What three words -  
///hook.poem.prone

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	87		

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

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(81-91) A  
(69-80) B  
(55-68) C  
(39-54) D  
(21-38) E  
(1-20) F  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 2 Johnny Barn Cottages

## , Rossendale, BB4 7TB

**\*\*EXCEPTIONAL THREE BEDROOM STONE COTTAGE\*\*1721SqFt\*\*SOUTH FACING GARDEN, SET IN A QUIET & WELL SOUGHT AFTER CUL DE SAC LOCATION\*\*PARKING & DETACHED GARAGE\*\*Charles Louis Homes are delighted to bring to market Johnny Barn Cottages which is located in a quiet and sought-after cul-de-sac in Rawtenstall. This charming home blends period character with generous proportions and modern comfort, making it ideal for families or those seeking a peaceful retreat.**

The ground floor features a substantial entrance hall, large enough for a home office, with access to a downstairs W.C. The lounge is bright and welcoming, with a bay window and feature fireplace. A separate garden room opens onto the south-facing garden and is currently used as a home office. The spacious kitchen diner offers ample storage, fitted appliances, and room for a large dining table, perfect for entertaining.

Upstairs, there are three generous double bedrooms. The master includes fitted wardrobes and a walk-in closet, while the second bedroom also offers excellent storage. The stylish family bathroom is fitted with a four-piece suite including a separate shower and bath.

Externally, the home benefits from a driveway, detached garage, and a private south-facing garden with patio and lawn.

The location combines rural charm with urban convenience. Just minutes from Marl Pits Leisure Centre and scenic walks, it's also close to Rawtenstall's vibrant town centre, independent shops, and excellent transport links — including direct bus routes to Manchester. A rare opportunity to purchase a spacious cottage in a prime location.

### Entrance Porch

uPVC frosted double glazed door to front elevation with tiled flooring, feature panelled walls, gas central heating radiator, centre ceiling light and wooden glass door leading into main hallway which leads into downstairs accommodation.

### Hallway

9'10 x 2'02 (3.00m x 6.15m)

Light and airy hallway, leading off to downstairs accommodation and stairs to first floor, centre ceiling light, gas central heating radiator and tiled flooring

### Downstairs WC

4'2 x 8'11 (1.27m x 2.72m)

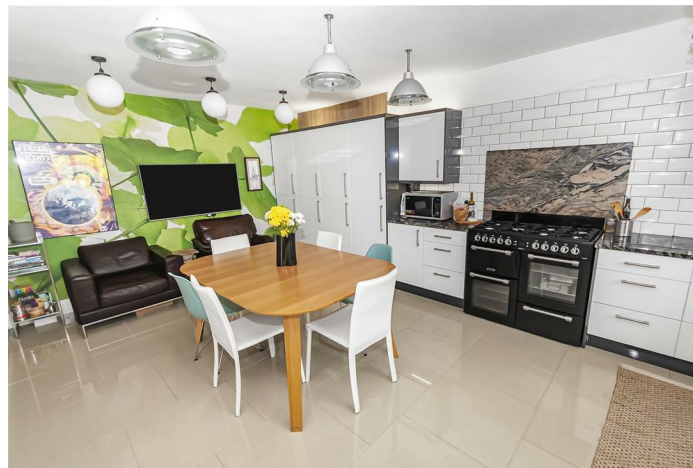
uPVC frosted double glazed window to front elevation, fitted with a two piece suite, comprising of low level wc and hand wash basin with vanity unit, chrome heated towel rail, part tiled walls, tiled floor and centre ceiling light



### Open Plan Kitchen/Diner

13'0 x 21'9 (3.96m x 6.63m)

uPVC double glazed window to front elevation, fitted with a range of modern wall and base units with contrasting marble worktops and splashback tiling, inset one and half sink with detachable mixer tap, additional plumbing for fridge water dispenser line, range cooker with extractor above, fitted appliances such as American fridge freezer, washing machine and dishwasher, tiled flooring, feature lighting, modern fitted floor to ceiling radiator and space for dining table.



### Alternative View



### Lounge

12'8 x 18'11 (3.86m x 5.77m)

uPVC double glazed bay window to rear elevation overlooking south facing garden, feature fire place, panelled walls, tiled flooring, centre ceiling light and gas central heating radiator

### Alternative View



### Office

9'10 x 10'6 (3.00m x 3.20m)

The garden room is currently used as a large home office space, with patio doors leading onto the south-facing gardens with a patio area

### First Floor Landing

Leading off to three well proportioned bedrooms and a family bathroom, with centre ceiling light and gas central heating radiator.

### Master Bedroom

13'0 x 15'5 (3.96m x 4.70m)

uPVC double glazed window to front elevation, overlooking front garden and surrounded by countryside views, fitted wardrobes, centre ceiling light and gas central heating radiator



### Alternative View



### Bedroom Two

13'0 x 16'4 (3.96m x 4.98m)

uPVC double glazed window to rear elevation, overlooking south facing garden and surrounded by countryside views, fitted wardrobes, storage cupboard, centre ceiling light and gas central heating radiator



### Bedroom Three

9'8 x 11'8 (2.95m x 3.56m)

uPVC double glazed window to rear elevation, overlooking south facing garden, centre ceiling light and gas central heating radiator



### Family Bathroom

9'8 x 9'4 (2.95m x 2.84m)

uPVC double glazed frosted window to front elevation, fitted with a four piece suite, comprising of low level wc, hand wash basin, free standing modern bath and double walk in shower with added built in tiled seat, fully tiled walls, tiled floor, centre ceiling light, mirrored wall and modern fitted white cast iron radiator.



### Alternative View



### Rear Garden

Well proportioned private south facing rear garden, mainly laid to lawn, mature shrubs and bushes, surrounded by countryside views, detached garage and access to rear through gated access.



### Alternative View



### Front External

Flagged driveway parking, pathway to front door, with mature bushes and shrubs and seating area.