

Property Details

Nabs House, Roughlee, Burnley,
Lancashire, BB12 9JN

OIRO **£699,950**



Property Photos

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN



Creation Date
28/07/2025

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Property Photos

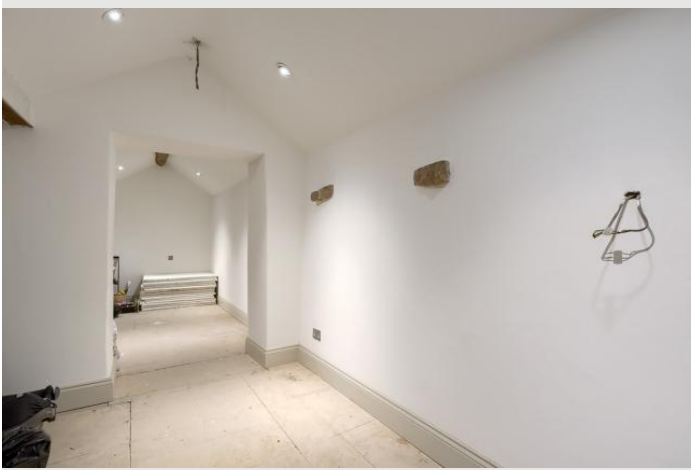
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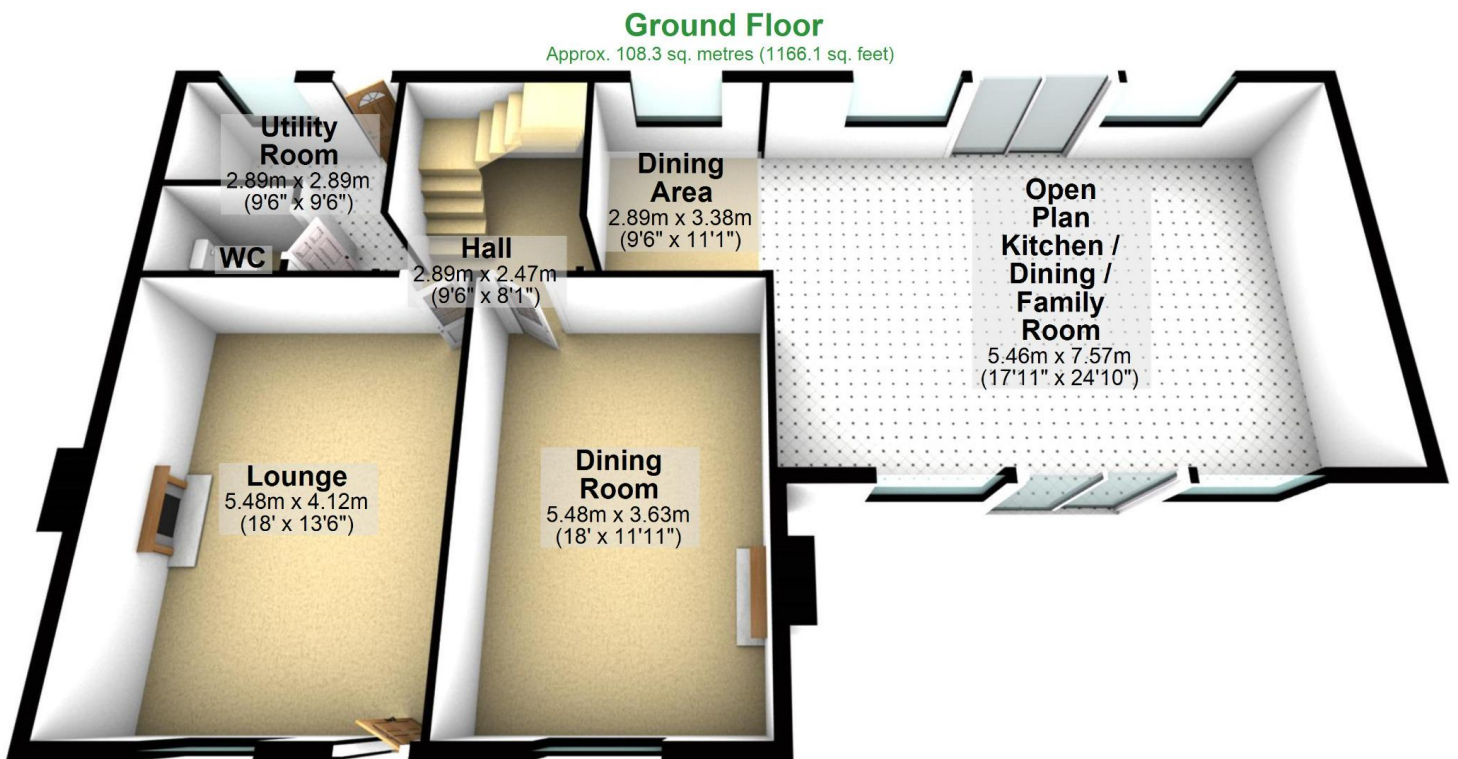
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Property Floor Plans

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN



Total area: approx. 174.8 sq. metres (1881.5 sq. feet)

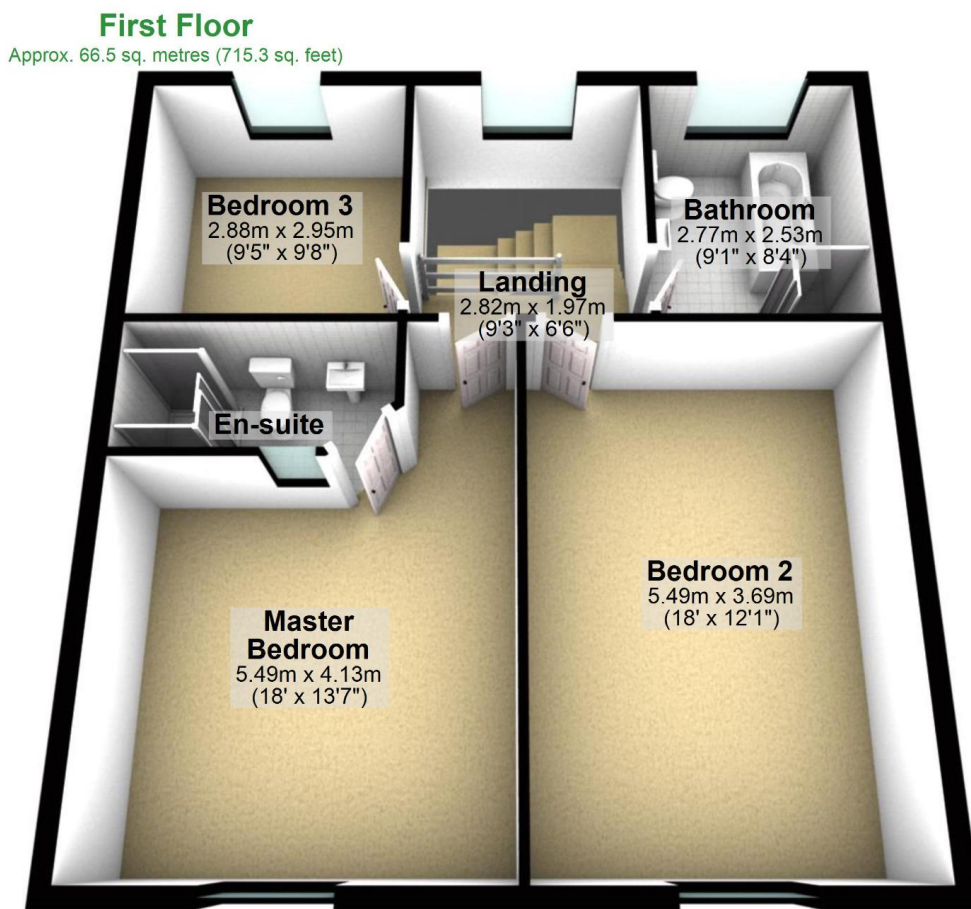
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

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Property Floor Plans

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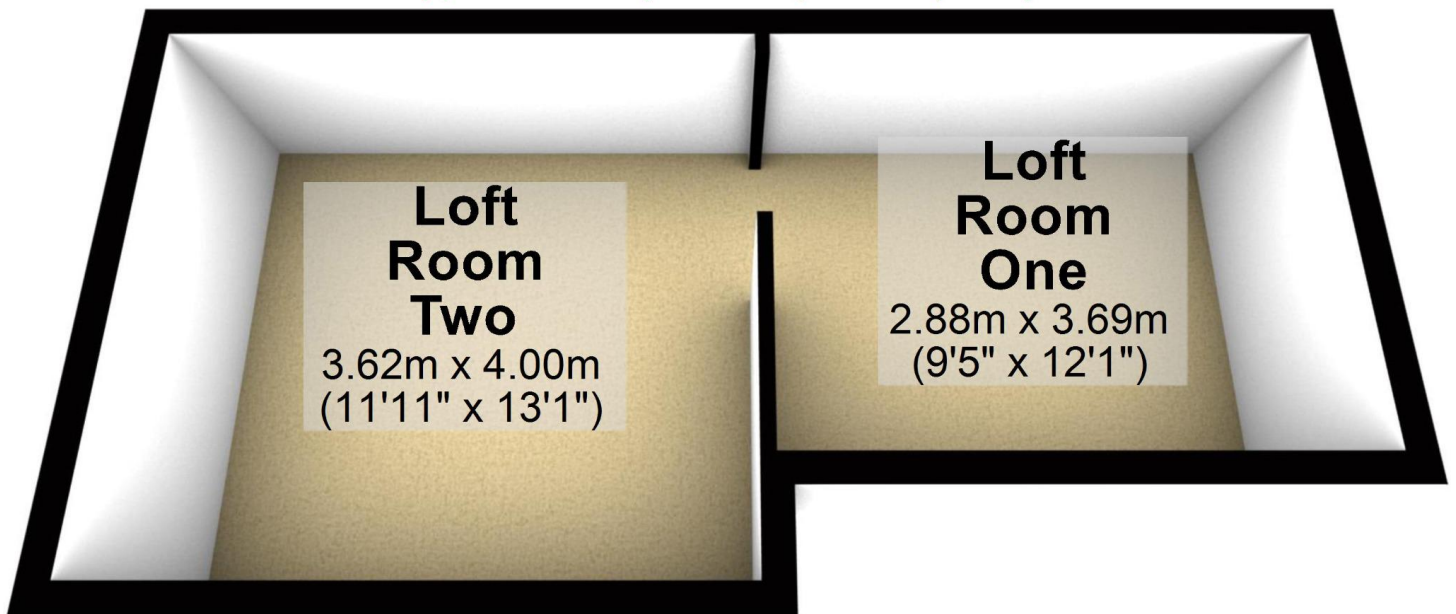
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Property Floor Plans

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN

Second Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 25.4 sq. metres (273.4 sq. feet)

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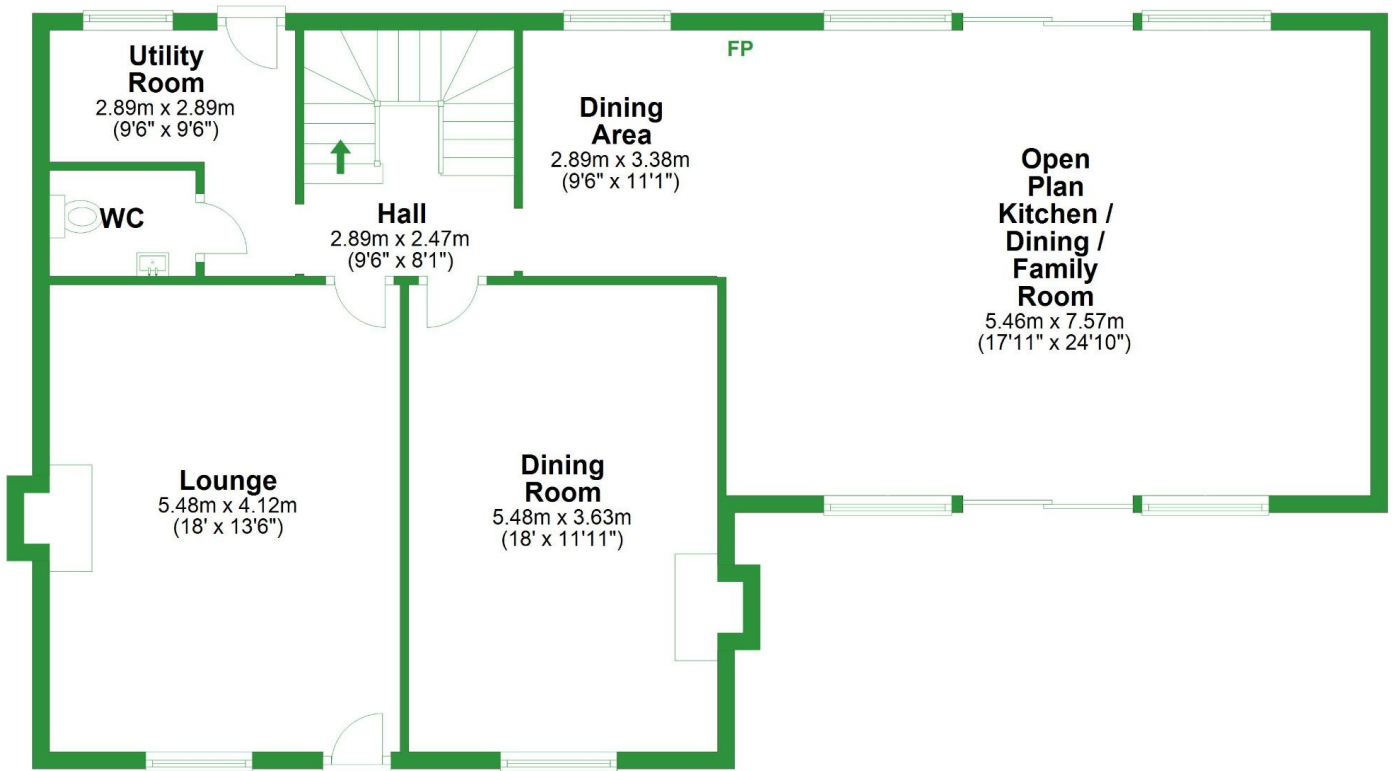
28/07/2025

Property Floor Plans

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Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



Total area: approx. 174.8 sq. metres (1881.5 sq. feet)

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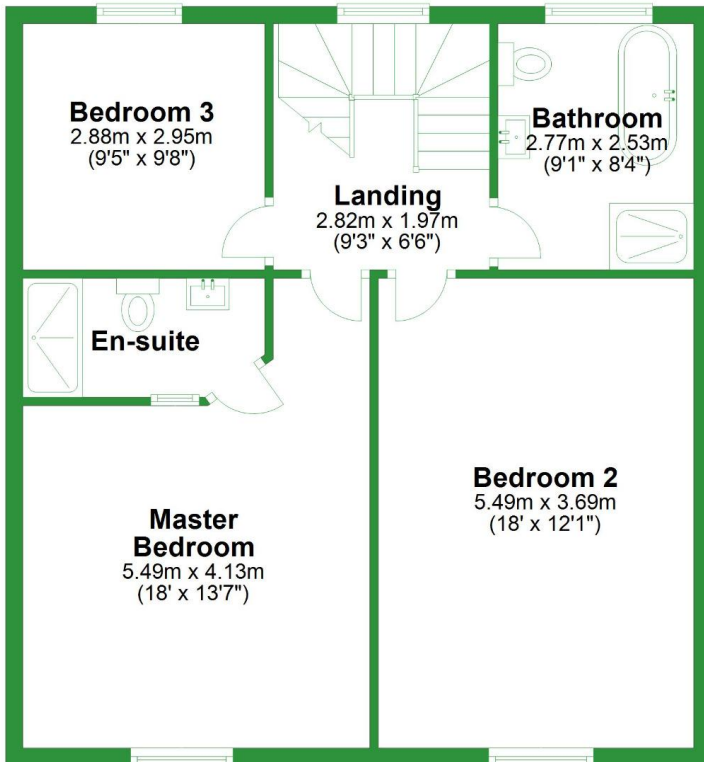
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Property Floor Plans

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First Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



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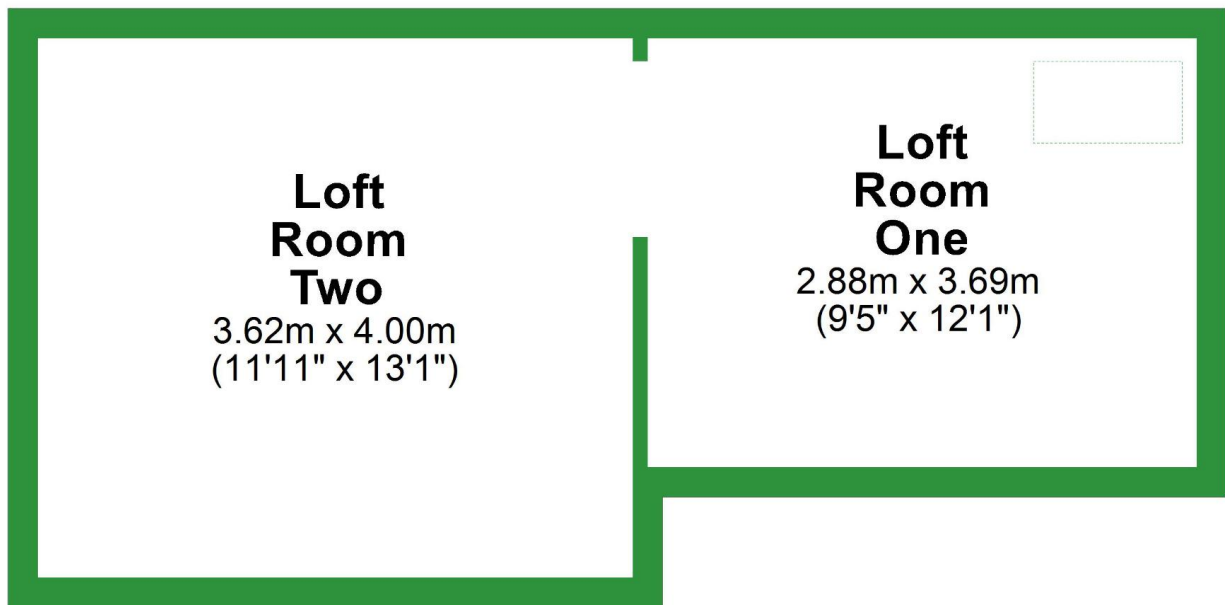
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Property Floor Plans

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Second Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



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Property EPC

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN

Energy performance certificate (EPC)			
Nabs House Roughlee, BURNLEY BB12 9JN	Energy rating	Valid until:	15 April 2032
	D	Certificate number:	9567-3015-4204-9212-5204
Property type	Semi-detached house		
Total floor area	195 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's current energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
		For properties in England and Wales:	
		the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		61-81
69-80	C		
55-68	D	61-81	
39-54	E		
21-38	F		
1-20	G		

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Property Info

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN

Property Type

Character Property

Property Style

Farm House

Bedrooms

3

Bathroom

2

Receptions

3

Tenure Type

Freehold

Floor Area

1881

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Private Supply

Heating

Gas

Broadband

-

Accessibility

-

Restrictions

Listed Building

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£699,950

Land Size

Less than an acre

Age of Property

-

Year Built

-

New Home

No

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Property Features

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN

Feature 1

Converted Modern Farmhouse

Feature 2

Stunning Features Throughout

Feature 3

Open Plan Kitchen Family Dining Room

Feature 4

Open Aspect Landscape Views

Feature 5

Potential To Convert To A Five Bed

Feature 6

Freehold

Feature 7

Grade II Listed

Creation Date

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Property Description

Nabs House, Roughlee, Burnley, Lancashire, BB12 9JN

Nabs House, Roughlee

Charming Grade II Listed Farmhouse with Far-Reaching Views in Roughlee

A delightful, immaculately presented, three-bedroom, Grade II listed, stone-built, recently renovated, modern farmhouse located in a rural area of Roughlee with surrounding open aspect landscape views.

With high specification fixtures and fittings throughout, along with flexible living accommodation, this property makes a stunning family home.

The layout includes a spacious lounge, kitchen/dining/family room, separate dining room, utility with WC, master bedroom with ensuite, two further double bedrooms, family bathroom, and a generous loft space with potential for two additional bedrooms.

From the Agent's Perspective:

This is a truly special home that has been carefully brought up to a modern standard while keeping all the character you'd expect from a Grade II listed property. Every part of the renovation has been done to a high standard - from the flooring to the lighting and everything in between. The setting is peaceful and private, with beautiful countryside all around. It's the kind of place that offers space, flexibility, and a real sense of quality throughout.

Additional Information

Tenure = Freehold

Council Tax = Band F

Grade II Listed

The property has a water treatment plant, shared with three properties.

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