Fine & Country Rossendale & North Manchester
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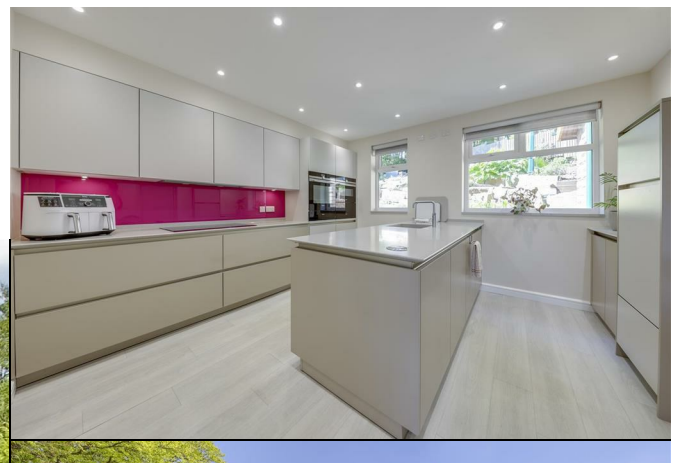






FINE & COUNTRY







- Greenacre, Greens Lane, Bacup, Lancashire
- 4 Bedroom Detached Home Within Gated Grounds
- Well Laid Out Over 4 Floors, Easy Scope To Be 6 Bedrooms
- Passenger Lift Across 3 Floors
- Exceptionally Well Build & Maintained Throughout
- Extensive Garages / Storage - Potential For Other Uses
- A Superbly Specified & Well Presented Home
- Convenient For Both Town Centre & Open Countryside
- VIEWING HIGHLY RECOMMENDED - Viewings Available Now
- Contact Our Rawtenstall Office Exclusively To View

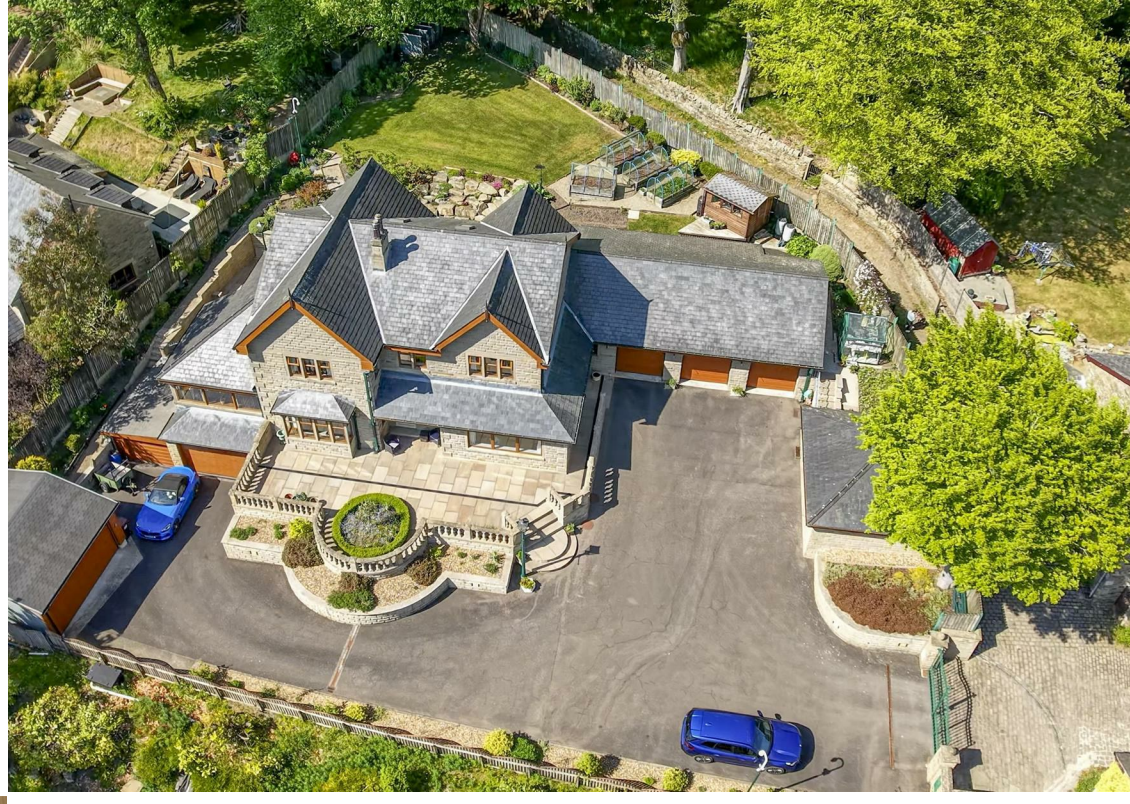
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Greenacre, Greens Lane, Todmorden Road, Rossendale, OL13 9EH

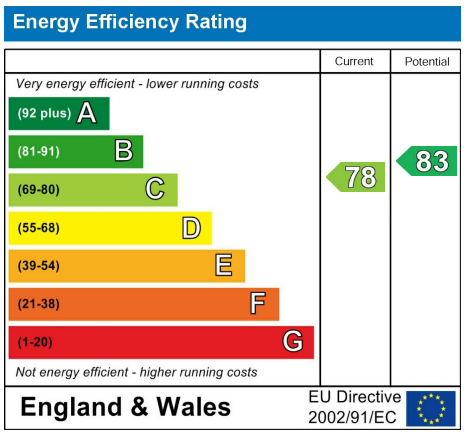
£795,000
Offers Over

Greenacre, Greens Lane, Todmorden Road, Rossendale, OL13 9EH

*** REDUCED FOR QUICK SALE *** - This superbly spacious and commanding property offers exceptional living space which has been well planned and designed, including LIFT ACCESS too. Layout, specification, materials and workmanship are all excellent and high quality throughout. Spanning over 7,800sqft in total, this substantial detached home has excellent gardens and grounds, with uniquely impressive and comprehensive garage / workshop / storage space with great scope for a variety of uses too. VIEWING HIGHLY RECOMMENDED - Contact Our Rawtenstall Office Now To View, By Appointment Only







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.

Greenacre, Greens Lane / Todmorden Road, Bacup, Lancashire is a superb, detached stone built home boasting a vast array of accommodation, currently configured as 4 bedrooms but potentially 6, 3 bathrooms, 6 receptions and outstanding garage / vehicle provision, all within its private, electric gated entrance.

The property has been constructed to an exacting standard, with high specifications and quality workmanship throughout. A modern passenger lift provides accessibility across the Lower Ground / Ground / First floors, adding convenience and disabled access where needed. This property also features an extensive and superbly specified suite of vehicle facilities including pristine garaging / workshop areas, multiple secure and spacious garage zones and plentiful storage options too. These could all easily also be used for a variety of other purposes and potentially offer additional scope for alternative uses, such as extending the already excellent living spaces, gym / home cinema, work from home, etc etc.

Internally, this property briefly comprises:
GROUND Floor - Entrance Hallway with Downstairs WC, Lounge, Sun Room, Dining Room, open plan Living / Dining / Kitchen, Study / Bedroom 4, Side Hallway with Lift, Utility Room and Further Utility Area, Garage and Garage / Workshop.
FIRST Floor - Landing off to Master Suite including Bedroom 1 / Dressing Room and Lift Access / En-Suite Shower Room, Bedroom 2 with Jack & Jill En-Suite Bathroom, Bedroom 3 with En-Suite Shower Room. On this level and above the Garage areas, there are also a large Store Room / Plant Room and a Mezzanine Store too.
SECOND Floor - To this floor there are a further 2 Potential Bedrooms, and a WC.
LOWER GROUND Floor - Accessible via the ground floor lift access, there is a hugely impressive and spacious Garage Showroom with WC and Office area, plus a further self-contained Garage with external access and another adjacent large Store Room too.

Externally, there are two further spacious double Detached Garages and ample, off road electric-gated Driveway Parking, plus beautiful Gardens & Grounds surrounding the property. The grounds include the patio, a terraced alpine / rockery garden, a generous lawn, ornamental stone balustrading, kitchen / vegetable garden and mature planting including trees, shrubs, borders and beds, all of which are beautifully well kept and a joy to behold.

Set within its gated grounds, Greenacre has a sense of separation and exclusivity, while also being positioned close enough to the town centre to take advantage of local amenities, yet far enough away to be enjoy comparative peace and quiet too. Public transport and commuter connections are close at hand, making the location both convenient and accessible, while open countryside, bridleways and walks are all within just a few minutes.

Hallway 17'11" x 10'7"

WC 5'7" x 4'3"

Lounge 25'10" x 15'11"

Sun Room 15'0" x 13'10"

Dining Room 15'3" x 13'9"

Open Plan Kitchen / Dining / Lounge 37'6" x 23'6"

Study / Bedroom 4 16'1" x 14'1"

Side Hallway 9'10" x 7'8"

Lift

Utility Room 6'6" x 13'6"

Further Utility 7'2" x 13'6"

WC 6'8" x 3'4"

Landing 15'3" x 16'5"

Bedroom 1 18'8" x 11'9"

Dressing Room 7'10" x 11'3"

Lift

En-suite Shower Room 7'7" x 6'2"

Bedroom 2 17'6" x 10'1"

En-suite Shower Room 9'4" x 4'4"

Bedroom 3 13'9" x 15'11"

Jack & Jill Bathroom 11'2" x 9'3"

Attic Potential Bed 4 14'4" x 22'8"

Attic Potential Bed 5 19'2" x 16'6"

WC 4'1" x 5'2"

Lower Ground Garage Show Room / Studio Area 26'1" x 48'1"

Lift

Office 6'8" x 8'4"

WC 2'9" x 6'3"

Attached Garage 1 24'7" x 9'10"

Stairs up to Store Room / boiler 24'8" x 24'3"

Attached Double Garage 2 / Workshop 24'8" x 21'2"

Mezzanine Storage 17'10" x 9'6"

Garage

Store Room 19'5" x 10'6"

Garage

Garage



