



MIDDLE BREX FARM

A Country House with History, Heart & Soul

Hidden away along a peaceful farm lane above Bacup, yet only moments from the vibrant market town of Rawtenstall, Middle Brex Farm is a remarkable Grade II Listed farmhouse extending to approximately 4,665 sq ft, including an impressive detached double garage and three stables.

Dating back to the early 18th century, this five-bedroom residence is far more than a handsome period home. Lovingly restored and thoughtfully modernised over many years, it seamlessly combines centuries of heritage with the comforts expected of contemporary family living.

Here, mornings begin with birdsong instead of traffic. Evenings are spent beneath star-filled skies, uninterrupted by street lighting. Step beyond the garden gate and you're immediately on the Pennine moors, with miles of walking routes stretching across the Rossendale Valley. Despite its peaceful rural setting, excellent schools, transport links and everyday amenities remain within easy reach. Offering complete privacy, timeless character and a lifestyle that's becoming increasingly difficult to find, Middle Brex Farm is a home to be enjoyed for generations to come.

Welcome Home

Approached via a quiet country lane, Middle Brex Farm reveals itself gradually as electric entrance gates open onto a long, sweeping private driveway, where expansive lawns frame the handsome stone farmhouse against a backdrop of rolling Pennine countryside. Set well back from the lane and enjoying complete privacy, the property immediately conveys a sense of peace and exclusivity. The gated entrance incorporates ANPR-controlled access, while a comprehensive alarm system provides reassurance without detracting from the tranquillity of the setting.

Constructed in the early 1700s, Middle Brex Farm retains an abundance of original features that simply couldn't be recreated today. Stone elevations, traditional timber windows, exposed beams, reclaimed church and school doors -many incorporating original stained glass - and centuries-old stone-flagged floors combine to tell the story of the home's fascinating past.

Every improvement has been carried out sympathetically, preserving the farmhouse's historic character while thoughtfully adapting it for modern family living.





Grand Reception Rooms

Step inside and you're welcomed by an atmosphere that's warm, inviting and unmistakably authentic. The proportions throughout the house are remarkably generous, with each reception room offering its own distinct character while remaining true to the property's rich heritage. The principal lounge extends to almost twenty-eight feet in length, providing an elegant yet wonderfully comfortable space for everyday living. Bathed in natural light from dual-aspect windows and French doors opening onto the gardens, it centres around an impressive stone fireplace housing a multi-fuel stove, creating a room that's equally suited to entertaining on a grand scale or settling in for quiet evenings beside the fire.

From here, the house naturally unfolds into the formal dining room. Arguably one of Middle Brex Farm's most characterful spaces, it showcases exposed timber beams overhead, original stone-flagged flooring beneath your feet and a traditional open fireplace with another multi-fuel stove at its heart. With ample space for a large dining table, it's a room made for long family lunches, Christmas celebrations and memorable evenings spent with friends.





The snug offers a completely different atmosphere. More intimate and relaxed, it provides the perfect everyday retreat, where another open fireplace creates a cosy setting for reading, watching television or simply enjoying the warmth and character that defines the house. Original stone flooring continues underfoot, while its position alongside the kitchen naturally makes it the room you'll find yourself gravitating towards throughout the day.

Completing the reception spaces, the recently added garden room provides a wonderful connection between house and garden. Beneath a vaulted ceiling with rooflights, full-height glazing folds away to blur the boundary between inside and out, framing uninterrupted views across the landscaped gardens and rolling countryside beyond. Whether relaxing with family on a summer evening or simply taking in the ever-changing views, it's impossible not to appreciate the peaceful setting.

Together, these beautifully individual reception rooms offer outstanding flexibility, ensuring the house feels equally suited to large family gatherings and quieter moments alike. From the character and warmth of the original farmhouse to the light-filled openness of the garden room, each space contributes to a home that effortlessly balances heritage with modern family living.



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Contemporary Country Living

Beautifully renovated by the current owners, the kitchen perfectly demonstrates how sympathetically Middle Brex Farm blends period character with modern family living.

Designed by JJO and installed by Rossendale Interiors, the space is both elegant and immensely practical. Cream shaker-style cabinetry sits alongside a contrasting central island, topped with generous marble work surfaces and incorporating breakfast seating, integrated wine storage and a Miele induction hob alongside a separate gas burner. A traditional ceramic butler sink and Quooker boiling water tap continue the timeless country aesthetic, while Karndean flooring flows seamlessly through both the kitchen and adjoining utility room.



For those who love to cook, the kitchen leaves little to be desired. Alongside the four-oven electric Aga, you'll find a Caple combination oven and microwave, Bosch integrated dishwasher, two Siemens integrated refrigerators and twin Caple wine coolers, ensuring everything from busy weekday breakfasts to large family celebrations is effortlessly catered for. Practicality has been carefully considered too. A generous utility room, finished with matching cabinetry, keeps everyday laundry and household tasks neatly separate, while a walk-in pantry provides invaluable additional storage. A conveniently positioned cloakroom/WC completes this highly functional space.





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A Private Sanctuary

The first-floor landing is flooded with natural light and features two charming window seats, perfectly positioned to take in the far-reaching countryside views. These peaceful corners set the tone for the accommodation beyond, where five generously proportioned double bedrooms continue the home's wonderful sense of space, each thoughtfully designed to create a relaxing and welcoming retreat.

Occupying its own private wing, the principal suite is a standout feature of the home. The spacious bedroom enjoys beautiful views framed by traditional stone mullioned windows, while a substantial walk-through dressing room with extensive fitted wardrobes leads seamlessly into the en suite bathroom. Beautifully appointed, the en suite features twin wash basins, a large walk-in rainfall shower and a whirlpool bath, creating a calm and comfortable space to begin and end the day.

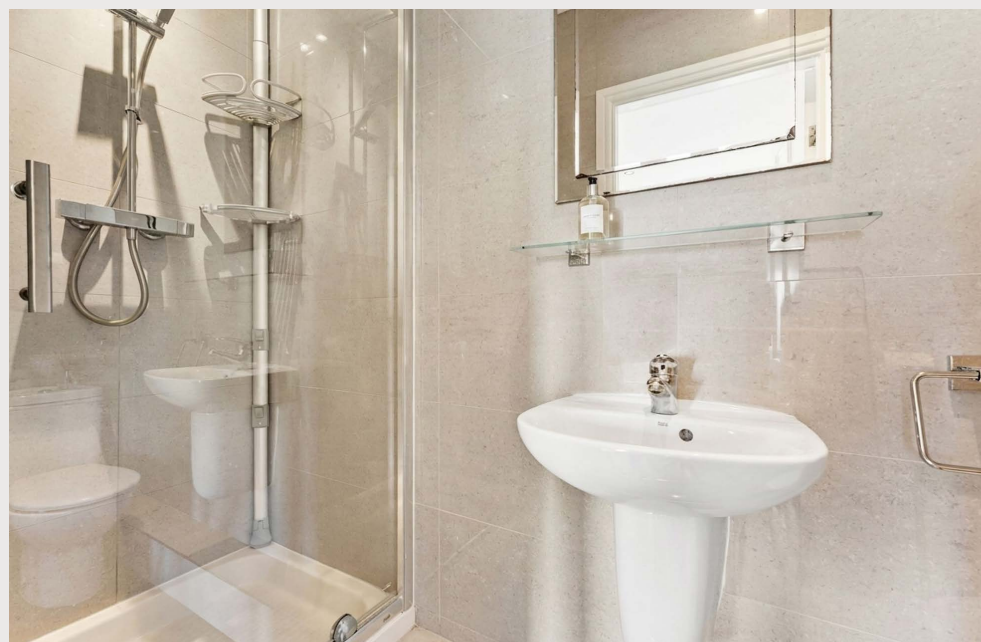




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Two further double bedrooms benefit from their own en suite shower rooms, while the remaining two bedrooms are served by a beautifully appointed Jack and Jill bathroom, creating a practical and flexible layout that is equally suited to family life and visiting guests. Three of the bedrooms feature fitted wardrobes, while the Jack and Jill bathroom also includes a whirlpool bath, offering another inviting space to unwind after a day spent exploring the surrounding countryside. Throughout the first floor, tasteful décor, original character features and picturesque rural views combine to create a peaceful and welcoming atmosphere in every room.





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Outdoor Living Without Compromise

Step outside through the bi-fold doors from the garden room and discover an outdoor space designed as a natural extension of the home, where every corner has been created to make the most of the spectacular countryside setting.

Completely enclosed and enjoying a high degree of privacy, the landscaped gardens combine sweeping lawns, colourful planting and uninterrupted views across the surrounding fells. A generous raised deck provides the perfect setting for outdoor dining, while the substantial timber gazebo creates an inviting all-weather entertaining space. Complete with integrated lighting, heaters and a central wood-burning stove, it's somewhere you'll happily gather with family and friends long after the sun has gone down.

Whether you're unwinding after a day's walking or simply watching wildlife drift across the surrounding fields, the gardens offer a wonderful sense of peace and connection with the landscape. As dusk falls, the illuminated entertaining spaces provide a magical setting for relaxed evenings outdoors. Practicality has been given equal consideration. A detached double garage provides excellent parking and workshop space, while adjoining stone outbuildings incorporate three substantial stables, currently used for storage. Together, these ancillary buildings provide almost 1,000 sq ft of additional space, offering exciting potential for a variety of future uses, subject to any necessary consents.



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The Setting

Middle Brex Farm enjoys the rare privilege of complete rural seclusion without sacrificing convenience. Surrounded by open Pennine countryside, yet within easy reach of thriving market towns and major transport links, it offers a lifestyle where peaceful living and everyday practicality sit effortlessly side by side. Just a short drive away, Rawtenstall is home to an excellent selection of independent cafés, restaurants, wine bars and boutique shops, while neighbouring Bacup provides supermarkets, healthcare facilities and all the essentials for day-to-day living. The area has become increasingly popular with those seeking a countryside lifestyle while remaining within comfortable commuting distance of Manchester.

Families are particularly well served, with a wide selection of highly regarded schools nearby. These include the prestigious Bacup & Rawtenstall Grammar School, alongside Waterfoot Primary School, Bacup Thorn Primary School, Bacup Holy Trinity Primary School and The Valley Leadership Academy, offering excellent educational opportunities from primary through to sixth form.

For those who love the outdoors, the location is nothing short of spectacular. Step directly from your garden onto miles of open moorland and scenic footpaths stretching across the Pennines. The current owners have even walked from the property all the way to the

Lake District, a testament to the extensive network of countryside routes on the doorstep. Cycling, horse riding, golf, mountain biking and sailing are all easily enjoyed nearby, while the Rossendale Valley provides an ever-changing backdrop throughout the seasons.

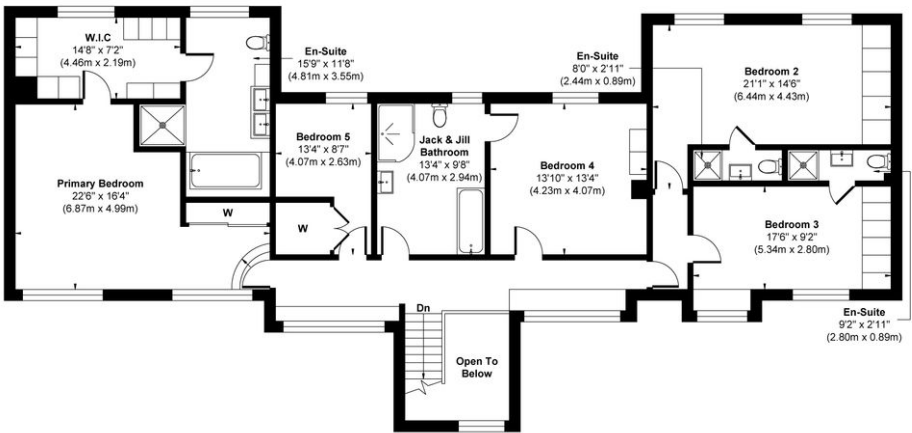
Despite its peaceful setting, Middle Brex Farm remains extremely well connected. Bus services at the foot of Coal Pit Lane provide direct links to Burnley and Manchester, while the M66, M65 and M62 motorway networks are all within easy reach, placing Manchester, Leeds and the wider North West comfortably within commuting distance.





Ground Floor

1980 sq.ft. (183.93 sq.m.) approx.



First Floor

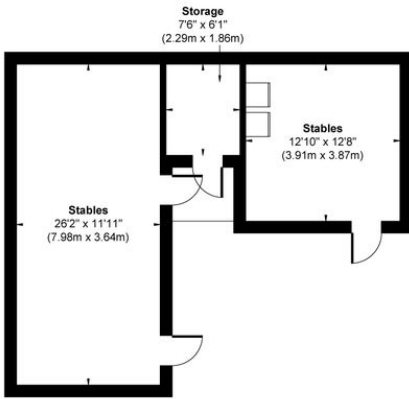
1692 sq.ft. (157.21 sq.m.) approx.

Approx. Gross Internal Floor Area: 4665 sq.ft / 433.39 sq.m (including garage and outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

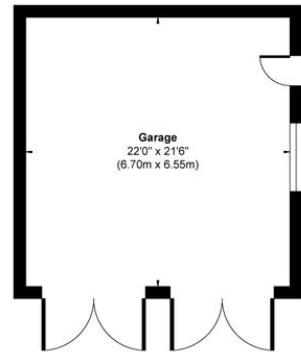
Outbuilding

520 sq.ft. (48.29 sq.m.) approx.



Garage

473 sq.ft. (43.96 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Key Features

- Grade II Listed farmhouse dating back to the early 1700s
- Approximately 4,665 sq ft of beautifully restored accommodation
- Five double bedrooms, three with fitted wardrobes
- Set within beautiful open countryside with far-reaching views
- Direct access to the moors and miles of scenic walking routes
- Bespoke JJO kitchen with Aga, premium integrated appliances and walk-in pantry
- Stunning garden room with vaulted ceiling and folding glazed doors
- Private electric gated entrance with ANPR access and extensive driveway parking
- Excellent access to Rawtenstall, highly regarded schools and transport links

Please Note: As a Grade II Listed property, Middle Brex Farm is protected for its special architectural and historic interest. The recommendations contained within the Energy Performance Certificate (EPC) are automatically generated using standard assessment criteria and include measures that are not suitable for, or may not be permitted on, a listed building. Buyers are therefore advised to interpret the EPC recommendations in the context of the property's listed status.

Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

MIDDLE BREX FARM
BACUP



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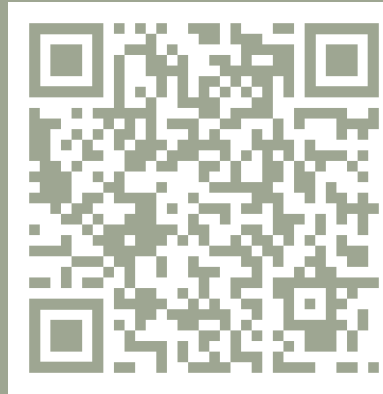


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