

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Edgeside Lane, Rossendale, BB4 9SD

### £1,400,000

AN EXQUISITE DETACHED FARMHOUSE WITH APPROXIMATELY 30 ACRES OF LAND

Nestled on Edgeside Lane in the picturesque Rossendale, this exquisite detached character property offers a unique blend of charm and functionality, making it an ideal family home for those who appreciate both space and versatility. With five generously sized bedrooms and three to four distinct living areas, this residence provides ample room for relaxation and entertainment.

The heart of the home features a spacious kitchen and dining area, perfect for family gatherings and culinary adventures. Additionally, a former snooker room has been transformed into an elegant formal dining room, adding a touch of sophistication to your dining experiences. The upstairs lounge is particularly impressive, boasting an expansive layout complemented by a balcony and patio doors that invite natural light and offer stunning views of the surrounding landscape.

For equestrian enthusiasts, this property is a dream come true. It includes stables accommodating six to seven horses, a central courtyard with a charming fountain, and a menage for training and exercise. The outdoor space is further enhanced by a polytunnel area and a brand new barn, providing endless possibilities for agricultural pursuits or additional storage.

Set within a remarkable 30 acres of land, this property not only offers a beautiful home but also a blank canvas for those looking to create their own personal oasis. Whether you envision a

# Edgeside Lane, Rossendale, BB4 9SD

£1,400,000



- An Exquisite Detached Farmhouse
- 7 Stables, Barn And Menage
- Off Road Parking
- Tenure Freehold

- 30 Acres Of Land
- Private Location
- EPC Rating TBC

- Four/Five Bedrooms
- Stunning Characterful Features
- Council Tax Band G

## Ground Floor

### Entrance

Composite double glazed frost leaded door to hall.

### Hall

19'7 x 11 (5.97m x 3.35m)

UPVC double glazed leaded surrounding windows, upright central heating radiator, central heating radiator, exposed beams, three feature wall lights, tiled flooring, hardwood doors to reception room, shower room and hardwood stable door to kitchen diner.

### Shower Room

10'3 x 7'9 (3.12m x 2.36m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a vanity top wash basin with mixer tap, direct feed corner shower enclosure, dual flush WC, tiled elevations, spotlights, tiled flooring.

### Reception Room

17'8 x 14'7 (5.38m x 4.45m)

UPVC double glazed leaded bow window, central heating radiator, exposed beams, stone fireplace, solid oak floor, open to playroom/bedroom five.

### Playroom/ Bedroom Five

20'4 x 10'8 (6.20m x 3.25m)

Electric heater, spotlights, tiled flooring, access to piping, door to walk in wardrobe.

### Walk In Wardrobe

10'8 x 7'5 (3.25m x 2.26m)

Wood panel elevations, fitted open wardrobes, tiled flooring.

### Kitchen

25'7 x 13'8 (7.80m x 4.17m)

Two hardwood single glazed inset bow windows, upright central heating radiator, central heating radiator, spotlights, a range of panelled wall and base units, granite surfaces, tiled splashbacks, composite one and a half sink and drainer with high spring mixer tap, four door Rangemaster oven with five ring induction hob and extractor unit, integrated high rise electric oven, integrated coffee machine, integrated dishwasher, space for fridge freezer, brick built wine store, exposed beams, tiled flooring, open to dining room.

### Dining Room

19'9 x 17'6 (6.02m x 5.33m)

Two hardwood double glazed windows, central heating

radiator, spotlights, meter cupboard, television point, store cupboard, wood effect lino flooring, open arch to office/utility room.

### Office/ Utility Room

29'2 x 8'1 (8.89m x 2.46m)

Hardwood double glazed surrounding windows, two Velux windows, central heating radiators, panelled base units, granite effect surfaces, stainless steel one and a half sink and drainer with mixer tap, space for fridge, plumbing for washing machine and dryer, wood effect lino flooring, hardwood single glazed frosted stable door to store room, hardwood single glazed door to rear porch.

### Store Room

11'8 x 8'1 (3.56m x 2.46m)

Hardwood double glazed window, Velux window, central heating radiator, stone steps to additional store room.

### Additional Store Room

8'1 x 5'3 (2.46m x 1.60m)

### Rear Porch

8'1 x 5'3 (2.46m x 1.60m)

UPVC double glazed leaded window, meter cupboard, tiled flooring, composite double glazed frosted stable door to rear.

### First Floor

#### Landing

34'9 x 6'1 (10.59m x 1.85m)

UPVC double glazed leaded window, loft access, doors to lounge, four bedrooms and bathroom.

#### Lounge

30'7 x 20'6 (9.32m x 6.25m)

UPVC double glazed leaded window, hardwood double glazed leaded inset bay window, central heating radiator, exposed beams, exposed stone, integrated storage, television point, UPVC double glazed sliding double doors to balcony.

### Bedroom One

16'4 x 12'2 (4.98m x 3.71m)

UPVC double glazed inset leaded bow window, central heating radiator, fitted wardrobes, wood effect laminate flooring, door to en suite.

### En Suite

8'1 x 6'7 (2.46m x 2.01m)

UPVC double glazed frosted leaded window, chrome heated towel rail, three piece suite comprising of dual flush WC direct feed shower enclosure, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

### Bedroom Two

15'1 x 13'10 (4.60m x 4.22m)

UPVC double glazed leaded inset bow window, central heating radiator, spotlights, wood effect laminate flooring.

### Bedroom Three

12 x 9'9 (3.66m x 2.97m)

Hardwood double glazed leaded window, central heating radiator, fitted wardrobes.

### Bedroom Four

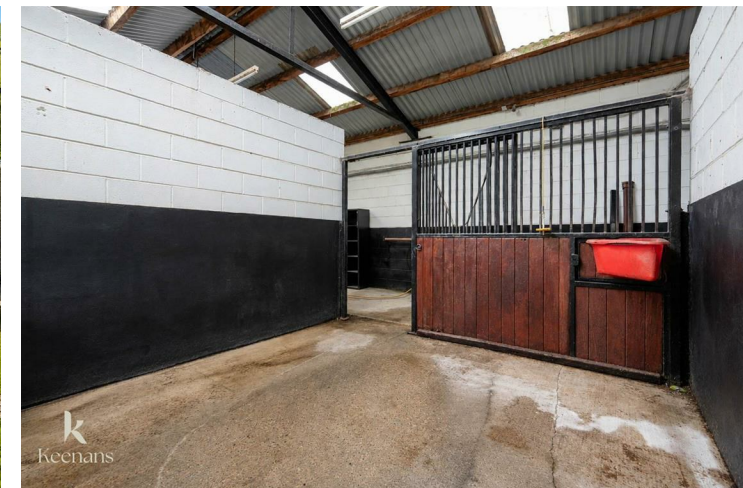
12'4 x 10'3 (3.76m x 3.12m)

Hardwood double glazed leaded window, central heating radiator, fitted wardrobes.

### Bathroom

12 x 5'5 (3.66m x 1.65m)

Hardwood double glazed frosted leaded window, heated towel rail, four piece suite comprising of direct feed shower enclosure, vanity top wash basin with mixer tap, wood panelled bath with mixer tap, dual flush WC, tiled elevations, extractor fan, spotlights, tiled flooring.



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