



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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## Burnley Road East, Rossendale, BB4 9PQ

£795,000

AN EXQUISITE FARMHOUSE WITH OVER 15 ACRES OF LAND AND DETACHED OFFICE SPACE

Nestled in the picturesque countryside of Rossendale, Lumb Slack Farm presents a unique opportunity for those seeking a blend of rural charm and modern convenience. This extensive estate features a delightful three-bedroom semi-detached farmhouse, complemented by a semi-detached barn and a separate large detached workshop or office building. The property also boasts an additional detached barn with several stables, a riding arena, and over 15 acres of lush land, making it ideal for equestrian enthusiasts or those wishing to embrace a smallholding lifestyle.

Conveniently located just off Burnley Road East, this property offers easy access to local amenities while providing a tranquil retreat from the hustle and bustle of everyday life. The elevated position of Lumb Slack Farm affords stunning views across the rolling hills of the Rossendale Valley, creating a serene backdrop that is sure to inspire.

The farmhouse itself offers ample living space, with the potential for various work-from-home options thanks to the generous detached workshop. The comprehensive stabling and riding arena further enhance the appeal for those with equestrian interests, while the surrounding land provides endless possibilities for outdoor pursuits.

# Burnley Road East, Rossendale, BB4 9PQ

£795,000



- Three Bedroom Farmhouse Estate
- Barns Stables And Riding Arena
- Off Road Parking
- Tenure - Freehold
- Over Fifteen Acres Of Land
- Stunning Rossendale Valley Views
- EPC Rating - F
- Detached Workshop And Office Space
- Ideal Equestrian Or Smallholding Opportunity
- Council Tax Band - D

## Farm House

### Ground Floor

#### Entrance

Hardwood single glazed door to conservatory/ entrance hall.

#### Conservatory/ Entrance Hall

19'3 x 7'3 (5.87m x 2.21m)

Hardwood single glazed window, central heating radiator, polycarbonate roof, wood effect laminate flooring, hardwood single glazed frosted door to lounge.

#### Lounge

18'3 x 17'8 (5.56m x 5.38m)

Two UPVC double glazed windows, hardwood single glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with exposed brick surround, wood panel elevations, storage cupboard, door to kitchen, double doors to kitchen, stairs to first floor.

#### Kitchen Diner

18'3 x 11'2 (5.56m x 3.40m)

Two hardwood double glazed windows, central heating radiator, cast iron multi fuel burner with stone hearth and surround, range of panelled wall and base units, wood effect surfaces, tiled splashbacks, stainless steel sink and double drainer with traditional taps, space for fridge freezer, three door Esse Range oven with two hot plates, spotlights, wood panel elevations, tiled effect lino flooring.

### First Floor

#### Landing

12'3 x 6 (3.73m x 1.83m)

UPVC double glazed window, central heating radiator, loft access, over stairs storage, doors to three bedrooms and bathroom.

#### Bedroom One

18'3 x 11'2 (5.56m x 3.40m)

UPVC double glazed window, central heating radiator, picture rail, loft access, door to en suite.

#### En Suite

6'3 x 3'3 (1.91m x 0.99m)

Three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps and electric feed corner shower enclosure, tiled elevations, spotlights, extractor fan, tiled flooring.

#### Bedroom Two

11'5 x 9'2 (3.48m x 2.79m)

Two UPVC double glazed window, central heating radiator, picture rail.

#### Bedroom Three

11'5 x 9'2 (3.48m x 2.79m)

UPVC double glazed window, central heating radiator, dado rail.

#### Bathroom

8'2 x 5'11 (2.49m x 1.80m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of low basin WC, pedestal wash basin with traditional taps and a panelled bath with mixer tap and rinse head, tiled elevations.

### Connected Barn

#### Ground Floor

##### Area One

20'5 x 16'6 (6.22m x 5.03m)

Three hardwood single glazed window, door to barn two.

##### Area Two

26'3 x 10'8 (8.00m x 3.25m)

Hardwood single glazed window.

##### Area Three

14'3 x 10'8 (4.34m x 3.25m)

##### Area Four

10 x 7'10 (3.05m x 2.39m)

##### Area Five

7'10 x 4'3 (2.39m x 1.30m)

##### Area Six

12'7 x 8'11 (3.84m x 2.72m)

##### Area Seven

12'7 x 10'4 (3.84m x 3.15m)

Stairs to first floor.

### First Floor

### Barn Eight

15'2 x 10'6 (4.62m x 3.20m)

Access to storage eaves.

### Storage Eaves

10'6 x 9'3 (3.20m x 2.82m)

### Main Barn

#### Barn

73'6 x 43'10 (22.40m x 13.36m)

Seven stables, tack room, power, lighting, stairs to mezzanine.

#### Mezzanine

43'10 x 29'6 (13.36m x 8.99m)

### Garages and Offices

#### Garage One

27'4 x 21'1 (8.33m x 6.43m)

Power, lighting, door to hall and garage two.

#### Garage Two

27'4 x 20'2 (8.33m x 6.15m)

Power lighting, plumbing for washing machine.

#### Hall

15'6 x 4'7 (4.72m x 1.40m)

Doors to office one, office two and WC.

#### WC

5'11 x 4'4 (1.80m x 1.32m)

UPVC double glazed frosted window, low base WC, pedestal wash basin with traditional taps.

#### Office One

19'2 x 15'6 (5.84m x 4.72m)

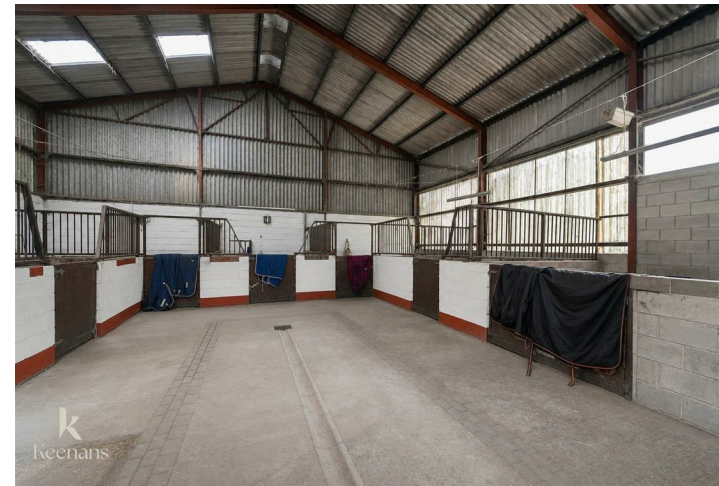
Two UPVC double glazed windows, door to office two.

#### Office Two

24'2 x 10'6 (7.37m x 3.20m)

UPVC double glazed window, stairs to mezzanine office and door to garage.

### First Floor



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