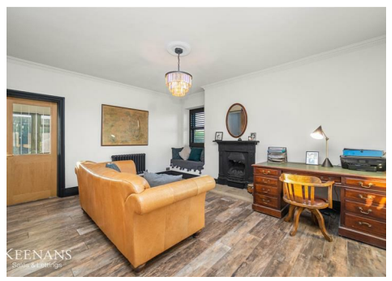
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Pinch Clough Road, Rossendale, BB4 9LR

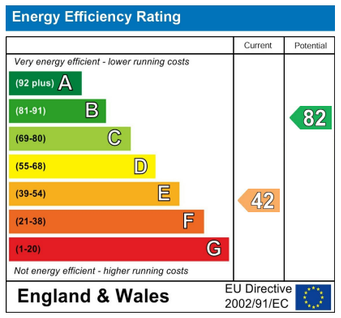
Offers Over £750,000

AN OUTSTANDING FARMHOUSE WITH EQUESTRIAN FACILITIES.

Nestled on Pinch Clough Road in the picturesque Rossendale, Shadlock House is a remarkable four-bedroom detached farmhouse that offers a unique blend of luxurious living and equestrian facilities. Set within the stunning countryside, this property is a true haven for those seeking space and tranquillity.

The farmhouse boasts an impressive array of features, including a detached barn and stables, as well as a versatile stable/garage/workshop block. The interior of Shadlock House is finished to an exceptional standard, showcasing underfloor heating throughout the ground floor and in the first-floor bathrooms, alongside hardwood double glazing and a bespoke, handmade kitchen. The beautifully appointed interiors create a warm and inviting atmosphere, perfect for family living.

Outside, the property is equally impressive, featuring a westerly-facing walled garden that offers delightful views and a serene spot to enjoy breath-taking sunsets. Ample hard-standing parking ensures convenience for residents and guests alike. The surrounding land is ideal for equestrian pursuits, smallholding, or simply enjoying the great outdoors, with a footpath connecting to the Mary Towneley Loop for those who appreciate walking and nature.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Pinch Clough Road, Rossendale, BB4 9LR

Offers Over £750,000

4 2 2 E

- Outstanding Farmhouse Set Within Approx. 9.5 Acres of Land
- Two Bathrooms
- Ample Off Road Parking
- EPC Rating E
- Equestrian Facilities
- Bursting with Character & Charm
- Tenure Leasehold
- Four Bedrooms
- Breath-Taking Open Aspect Views
- Council Tax Band E

Ground Floor

Entrance Porch

9'7 x 5'11 (2.92m x 1.80m)

Hardwood double glazed front door, hardwood double glazed window, cast iron central heating radiator, wood panelled elevations, stone flag flooring and hardwood single glazed stable door to hall.

Hall

9'10 x 4'5 (3.00m x 1.35m)

Spotlights, wood cladding to ceiling, wood panelled elevations, stone flag flooring with underfloor heating, oak doors leading to snug, WC and open to kitchen/dining area.

WC

4'5 x 2'7 (1.35m x 0.79m)

Hardwood single glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, wood panelled elevations, spotlights and stone flag flooring with underfloor heating.

Kitchen/Dining Area

15'4 x 17'9 (4.67m x 5.41m)

Two hardwood double glazed sash windows, central heating radiator, range of panelled wall and base units with marble work surfaces, tiled splashback, double Belfast sink with high spout spring mixer tap and boiling water tap, four door Leisure range cooker with five ring induction hob, integrated extractor hood, space for fridge freezer, integrated dishwasher, spotlights, stone flag flooring with underfloor heating and hardwood door to pantry.

Pantry

4'2 x 3'11 (1.27m x 1.19m)

Integrated shelving, stone flag flooring with underfloor heating and door to stairs to lower ground floor.

Snug

15'3 x 12'9 (4.65m x 3.89m)

Two hardwood double glazed sash windows, central heating radiator, cornice coving, ceiling rose, cast iron open coal fire with stone hearth, wood effect tiled flooring with underfloor heating, oak single glazed door to lounge and solid wood sliding door to stairs to first floor.

Lounge

26'3 x 17'4 (8.00m x 5.28m)

Hardwood double glazed sash window, three aluminium double glazed windows, central heating radiator, cast iron multifuel burner with slate hearth and oak mantel, television point, storage cupboard, spotlights, wood effect tiled flooring with underfloor heating and aluminium double glazed bi-folding doors to rear.

Lower Ground Floor

Cellar

14'5 x 11'11 (4.39m x 3.63m)

Power, lighting, plumbing for washing machine and space for dryer.

First Floor

Landing

15'3 x 7'10 (4.65m x 2.39m)

Hardwood double glazed sash window, central heating radiator, loft access, oak doors leading to four bedrooms and bathroom.

Bedroom One

14'8 x 11'9 (4.47m x 3.58m)

Two hardwood double glazed sash windows, central heating radiator, television point, two fitted wardrobes with oak double doors and oak sliding door to en suite.

En Suite

10'2 x 4'5 (3.10m x 1.35m)

Hardwood double glazed sash window, heated towel rail, dual flush WC, double vanity top wash basins with mixer taps, double direct feed rainfall shower enclosed, tiled elevations, spotlights and tiled flooring.

Bedroom Two

15'9 x 10'0 (4.80m x 3.05m)

Hardwood double glazed sash window and central heating radiator.

Bedroom Three

15'6 x 9'8 (4.72m x 2.95m)

Two hardwood double glazed sash windows and central heating radiator.

Bedroom Four

10'4 x 6'10 (3.15m x 2.08m)

Hardwood double glazed sash window and central heating radiator.

Bathroom

13'6 x 7'2 (4.11m x 2.18m)

Two hardwood double glazed sash windows, upright central heating radiator with mirror, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with rinse head, corner bath with mixer tap, tiled elevations, acoustic panelled elevations, two extractor fans, spotlights, pendant lighting, LED illuminated mirror and tiled flooring.

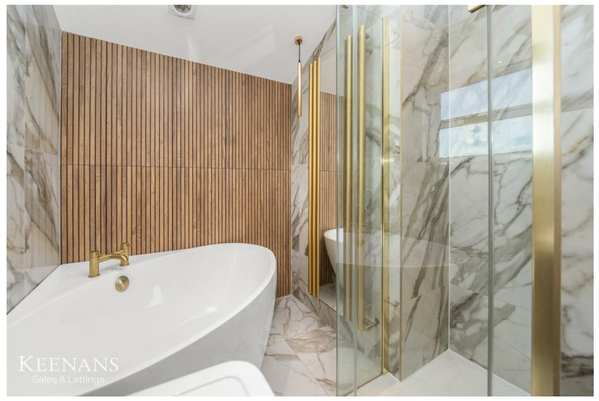
External

Approximately 9.5 acres of land, walled gardens, open aspect views, hard-standing off road parking, access to stables, garage/workshop and barn.

















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