



Anderton Close, Rossendale, BB4 7DW

**£850,000**

 **Farrow & Farrow**   
ESTATE & LETTING AGENTS

Anderton Close, Cowpe, Rossendale is a unique property, offering 2 distinct living zones with both the main house and a self-contained annexe too. Providing in all, 6 bedrooms and 3 bathrooms, living space is both generous and comprehensive, while being presented to a very high standard and with beautiful styling throughout. In addition, there is also a Garden Room / Pod which itself has 175sqft of space and comprises studio-style accommodation, with a lounge / kitchenette and a shower room too.

The entire property therefore offers a wonderful combination of zoned living space which is versatile and flexible and which could be perfect for a variety of uses, such as single large family occupancy, a dedicated teenage wing / "granny annexe" in addition to the main house, multi-generational living across the whole site or even guest accommodation / AirBnB provision separate to an owner occupier's space. There is great potential here and with the whole property being a unique bespoke offering, value for money given the possible scope is superb.

Along with the array of interior space, there is also excellent outdoor provision too. Here, to the front of the property there is ample off road driveway parking which is gated, plus a further and separate upper parking area too. Also to the front and side, are lovely lawned gardens with mature planting, hedges and borders. To the rear, there are balconies to each distinct living element, plus stone flagged patio areas, a further lawn, a feature pond and planted borders. The entire plot is fenced / hedged with mature boundary treatments that also add to its privacy and security too.

VIEWING HERE IS CERTAINLY HIGHLY RECOMMENDED with viewings available NOW, exclusively through our Rawtenstall office.

Internally, the living accommodation briefly comprises:

MAIN HOUSE

Ground Floor: Entrance Vestibule, Hallway with Closet and Store, open plan Lounge / Dining / Kitchen, Balcony, Bedroom 1, Bathroom.

Lower Ground Floor: Lower Landing off to Bedrooms 2 & 3, Store, Shower Room, Utility Room, Lounge, Inner Hall to Bedroom 4 and WC.

ANNEXE

Ground Floor: Open plan Living / Kitchen, Utility Room.

First Floor: Landing off to Bedroom 1 with Balcony, Bedroom 2 and Bathroom.

Situated close to open countryside, the property enjoys a semi-rural feel with an easily commutable position. Located in the popular and desirable area of Cowpe, this property's setting gives great access to a range of local and Valley-wide amenities, while motorway and transport links to surrounding destinations are just minutes away.

Vestibule 9'8" x 5'0" (2.95m x 1.53m)

Hallway 25'7" x 4'7" (7.81m x 1.39m)

Open Plan Lounge / Dining / Kitchen 31'11" x 19'10" (9.73m x 6.05m)

Balcony

Bedroom 1 13'2" x 13'8" (4.01m x 4.17m)

Bathroom 15'3" x 7'4" (4.66m x 2.23m)

Lower Landing 2'10" x 14'3" (0.87m x 4.35m)

Lounge 15'9" x 15'10" (4.80m x 4.82m)

Bedroom 2 14'11" x 11'1" (4.54m x 3.37m)

Bedroom 3 14'11" x 8'4" (4.54m x 2.55m)

Shower Room 7'9" x 8'11" (2.37m x 2.71m)

Utility Room 9'8" x 10'10" (2.94m x 3.29m)

Inner Hall 7'1" x 3'11" (2.17m x 1.20m)

WC 7'5" x 3'7" (2.26m x 1.08m)

Bedroom 4 10'2" x 13'9" (3.09m x 4.18m)

Annexe Open Plan Living / Kitchen 17'3" x 22'3" (5.26m x 6.78m)

Annexe Utility Room 6'3" x 6'5" (1.90m x 1.95m)

Annexe Landing 9'4" x 5'6" (2.84m x 1.67m)

Annexe Bedroom 1 17'3" x 9'9" (5.27m x 2.97m)

Annexe Balcony

Annexe Bedroom 2 9'5" x 6'4" (2.88m x 1.94m)

Annexe Bathroom 7'7" x 9'5" (2.32m x 2.87m)

Front Garden with Driveway

Further Front Driveway

Garden Room

Open Plan Living with Kitchenette 13'3" x 10'2" (4.04m x 3.10m)

Shower Room 3'8" x 10'2" (1.12m x 3.10m)

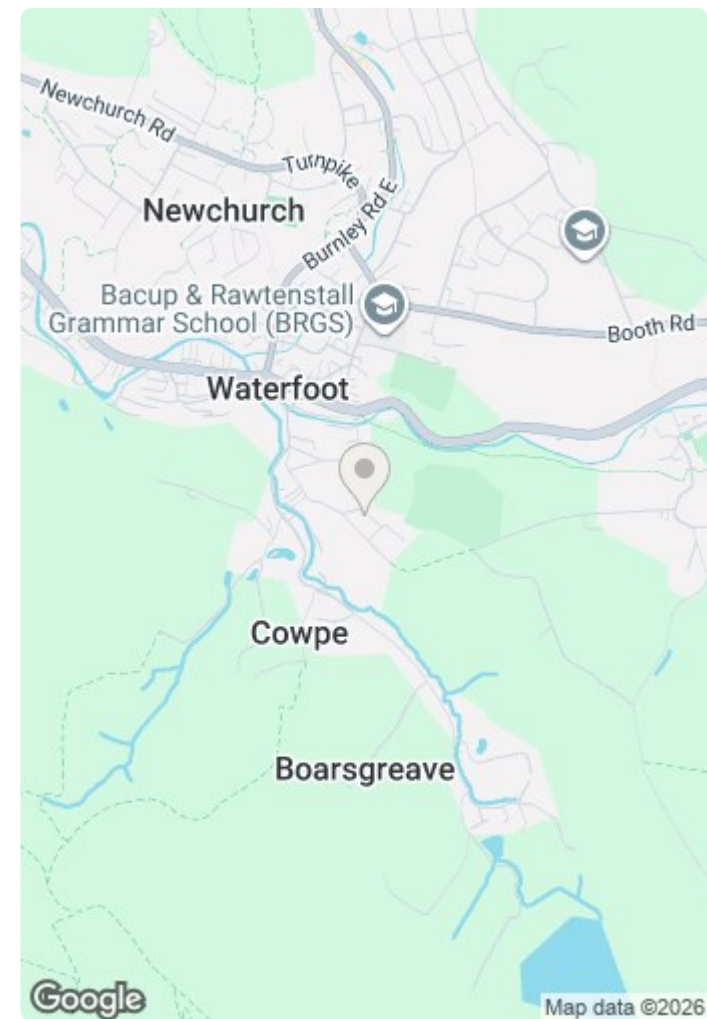
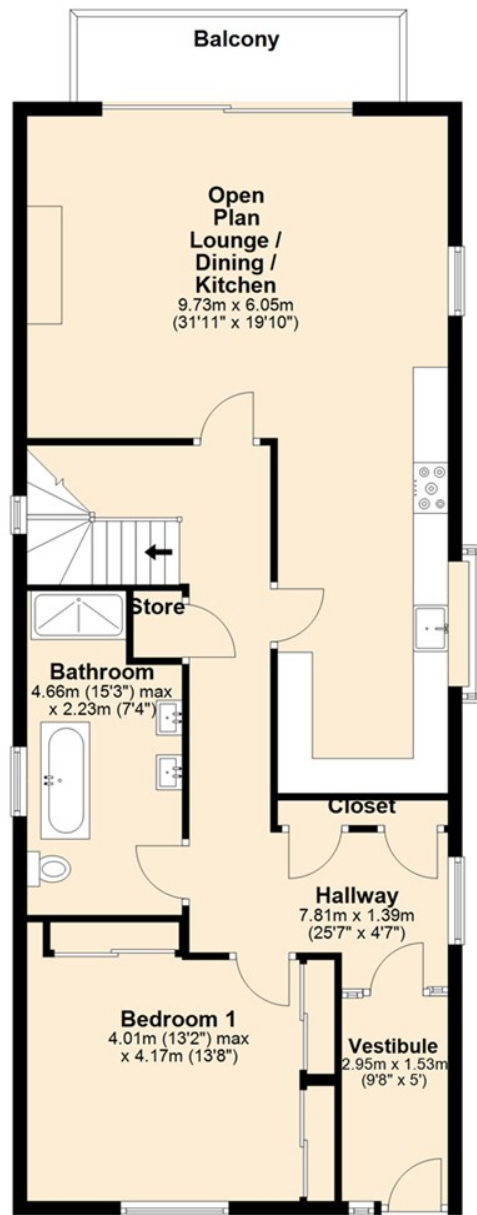
Rear Garden With Pond

Agents Notes

Disclaimer F&C



# Ground Floor



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

