



The Coach House

ROSSENDALE



A Quiet Arrival

Tucked away along a secluded driveway, framed by mature trees, rolling fields and timeless stone walls, the journey home feels calm and welcoming. The drive gently splits in two, one path sweeping alongside the house, the other dipping slightly, all accompanied by birdsong and a sense of peaceful retreat. A stone path leads neatly by the front door, ready for everyday practicality.



A Place To Begin & Return

Stepping inside, the entrance porch offers a moment of pause. It's a space that invites the rhythm of daily life, to kick off muddy boots after long walks, shrug off coats after a crisp morning, and provides an opportunity to quietly reset between coming and going.

An Earthy Heart

The lounge unfolds with a calm, grounded energy. Light spills through the window, settling softly across the space, while the tones echo the landscape outside. With a focal fireplace, it's easy to imagine this as the heart of the home. Corners lend themselves to quiet reading spots, while the wider space invites gathering, conversation, and the gentle hum of everyday life.





Space to Place, Create, Escape

Flowing through, the next room shifts the mood entirely. Here, the sense of space opens up into something more playful. A dedicated cinema and games space where evenings take on a different rhythm. The main area lends itself to a large screen and deep, comfortable seating, where films can be enjoyed in a true home-cinema setting. A gentle change in level introduces a natural division, creating the perfect zone for gaming, whether that's a full simulator setup, consoles, or a social space to gather and play.



A Social Kitchen

Back through the lounge area, the kitchen sits slightly elevated, as though quietly observing the flow of the home. It naturally draws people in, not just for cooking, but for conversation and connection. The central island becomes a place to gather over morning coffees, shared meals, or late-night chats. There's a softness to the space that lends itself to reinvention, whether that's a modern, social hub or something more rustic and characterful. Integrated details add practicality, while the overall layout encourages movement and togetherness.





Light-Filled Moments

Beyond, the dining room feels like a natural extension of the day. Light pours in from every angle, creating a space that shifts beautifully with the time of day. It could be a room for slow mornings, filled with sunlight and stillness, or an evening retreat where the glow softens, and the world feels quieter.





A Room For The Season

The conservatory offers yet another layer to the home's story. Wrapped in glass, it feels connected to the garden in a way that changes constantly: sunlight stretching across the floor in summer, the sound of rain tapping gently in colder months. It's a space that doesn't demand definition. It could be a reading room, a studio, or a place to simply sit and watch the seasons unfold.



And So To Sleep...

Upstairs, rising from the kitchen, the landing opens out with a lightness that mirrors the rest of the home. Each bedroom offers its own quiet potential.

The second bedroom is bright and generous, a space that easily lends itself to multiple roles. It could become a welcoming guest room, layered with soft textures and warm tones, or a productive home office filled with natural light. There's also the sense that it could be something more personal, a dressing room, a studio, or a place to simply retreat and reset.







Principal Peace

The principal suite feels quietly tucked away, a space that invites calm and rest. There's room here not just for sleep, but for slow mornings, for unwinding at the end of the day. The en-suite enhances this feeling, adding a layer of privacy and ease, allowing the space to function almost as its own quiet sanctuary within the home.

Rooms To Shape & Grow

Further along the landing, bedrooms three and four echo flexibility, yet each carries its own character depending on how it's imagined.

Overlooking the garden, they feel connected to the greenery beyond, with a softness that makes them ideal for restful spaces. Whether used as bedrooms, creative studios, or even paired together to form a larger suite or dual-purpose area, they offer room to grow and adapt. There's a sense that these rooms could shift with the seasons of life, from calm sleeping spaces to vibrant, purposeful rooms filled with activity, creativity, or quiet focus.



Timeless Comforts

The bathroom carries a sense of tradition, grounding the home with familiar features and tones. It's a space that could be softened, styled, or reimaged, but always retains that sense of quiet comfort: a place to retreat, reset, and slow the pace.





A Garden Of Possibility

Outside, the garden unfolds in layers, each level offering something different. There are spaces for dining under open skies, corners that could become hidden seating areas, and stretches of lawn that invite play or planting. It's a garden that encourages exploration, where each tier feels like its own small destination. With time and imagination, it could become a series of outdoor rooms, each with its own character and purpose.



Out & About

Positioned on the edge of Rawtenstall, this characterful stone home enjoys a setting that perfectly balances countryside living with the energy of a thriving market town. It's a location where scenic walks, independent culture and everyday convenience come together effortlessly.

Rawtenstall itself is just moments away, a vibrant hub where cobbled streets are lined with independent shops, cafés, delis and restaurants. From relaxed brunch spots to lively evening venues, there's something for every occasion. The nearby New Hall Hey Retail Park adds further convenience with an M&S Food Hall, Aldi and a range of well-known retailers, while larger supermarkets and essential services are all within easy reach.

Food and drink are a real highlight of the area. Local favourites include traditional pubs serving hearty food and locally brewed ales, alongside more contemporary spots offering cocktails and modern dining. Whether it's a casual coffee, a Sunday roast or an evening out, Rawtenstall offers a social scene that continues to grow in popularity.

For those who enjoy the outdoors, the surrounding landscape is exceptional. Explore the woodland trails of Dearden Woods, wander to the much-loved beauty spot The Plunge, or head out across the moors for panoramic views over the Rossendale Valley. Nearby destinations such as Haslingden Grane, the Pennines and Healey Dell Nature Reserve provide endless opportunities for walking, cycling and reconnecting with nature.

Leisure and culture are well represented too. The Whitaker Art Gallery and Museum sits within Whitaker Park and hosts exhibitions, events and workshops throughout the year, while the East Lancashire Railway offers a nostalgic journey through the valley on heritage steam trains. For active lifestyles, facilities such as Marl Pits Leisure Centre, Ski Rossendale and local golf courses provide plenty of options to stay active.

Families are well catered for, with a range of well-regarded schools nearby including Edenfield Primary School, Alder Grange School and Haslingden High School, alongside the highly regarded Bacup and Rawtenstall Grammar School. Further education is available at Accrington and Rossendale College, rated Outstanding by Ofsted.

Commuters are well positioned, with easy access to the A56 and M66, providing direct routes into Manchester, Bury and across the wider North West. Regular bus services, including the X43 Witch Way, offer convenient connections into Manchester city centre, while rail links are available from nearby stations.

Blending a rich cultural scene, beautiful countryside and excellent connectivity, Rawtenstall offers a lifestyle that feels both vibrant and relaxed, making The Coach House a perfect base to enjoy everything this sought-after area has to offer.



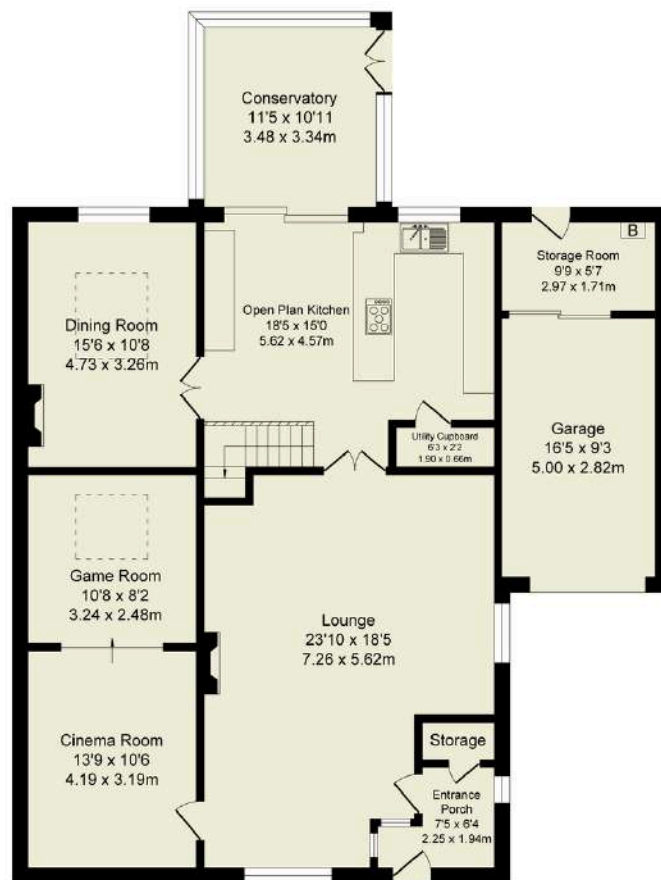
The Finer Details

- Four Bedroom Semi-Detached Character Home
- No Onward Chain
- Social Light-Filled Open Plan Kitchen with Flow Through to Dining Room and Conservatory
- Versatile Reception Spaces - Ideal Options for Home Entertainment or Home Office
- Principal Bedroom and Ensuite with Walk-in Shower
- Stunning Bathroom with Freestanding Roll Top Bath
- Private Enclosed Garden with Patio Tiers and Woodland Aspect
- Garage & Driveway Parking for Four Vehicles
- Freehold
- Rossendale Council Tax Band F

Total Approx. Floor Area 2498 Sq.ft. (232.1 Sq.M.)

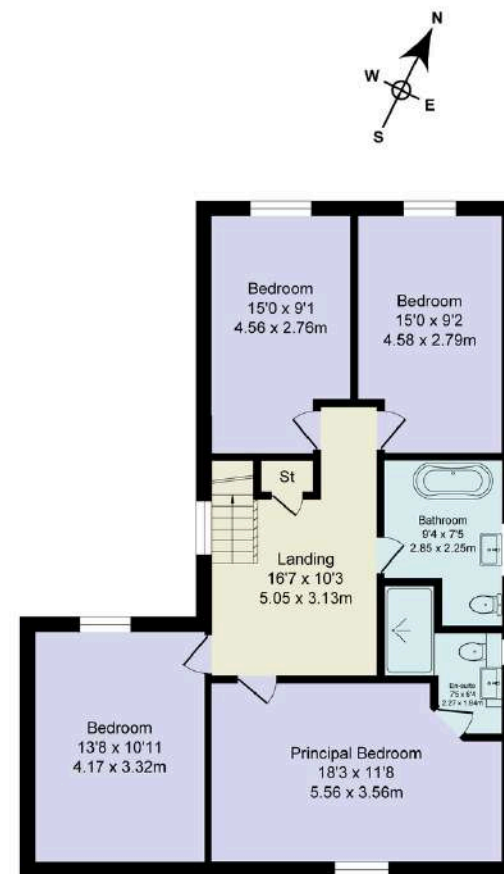
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. Floor Area 1580 Sq.Ft (146.8 Sq.M.)



First Floor

Approx. Floor Area 918 Sq.Ft (85.3 Sq.M.)



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ESTATE AGENTS

To view The Coach House,
Call 01204 773556 or email sales@wainwrightshomes.com