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ROSSDALE FARM NEW BARN LANE  
Rossendale, BB4 6HT  
Offers Around £700,000



# ROSSDALE FARM NEW BARN LANE

## Property at a glance

- substantial stone built property
- four bedrooms
- set in around 1.75 acres
- rural setting with views
- ample parking, large garage & barn
- no onward chain

Rossdale Farm, Rossendale is a substantial stone built, four bedroom detached property set in around 1.75 acres of gardens, grounds and grazing paddock enjoying south westerly facing aspect and views over neighbouring countryside. Built in the last 20 years, the house boasts a spacious interior with the majority of the accommodation set over the ground floor, with two first floor loft bedrooms and a galleried landing area. The property is PVC double glazed, is warmed by oil fired central heating has a spring water supply and a septic tank for sewerage. The house is within easy reach of the town centre and New Hall Hey Retail Park and the motorway network. The accommodation briefly comprises; spacious open plan entrance with polished concrete flooring, large open plan kitchen and family room with spiral stairs leading to a galleried landing, living room with stove, two large double bedrooms one with ensuite shower, four piece family bathroom and utility room with guests wc/cloaks, first floor, two generous bedrooms and a shower room. Outside there is a large gravelled parking area and a large attached garage and open barn, there are patio and garden areas, duck pond and paddock to the front of the property.

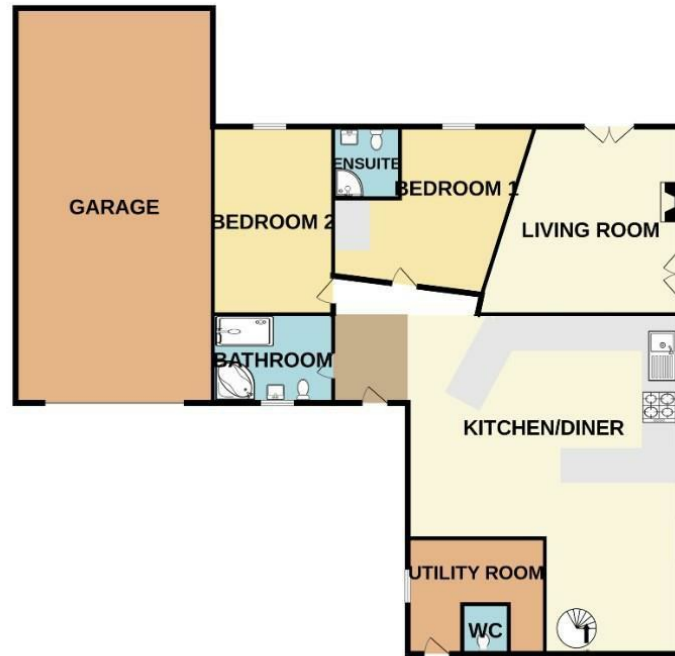
Available by separate negotiation the vendor will include an additional area of grazing land extending to around 14 acres, barn, stabling for around 9 horses and a ménage for an additional £200,000. Council Tax Band E/Freehold Property.







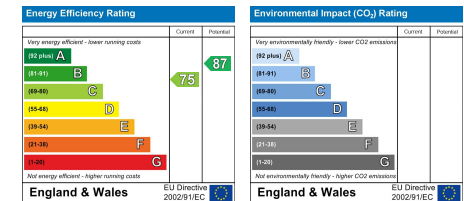
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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