



FINE & COUNTRY



- Kensmead, Reedsholme, Rawtenstall, Rosendale
- Utterly Outstanding & Generous Living Space
- 7 Bedrooms, 8 Bathrooms, 11 Reception Areas
- Bespoke, Contemporary Design
- Comprehensive Garage & Parking Provision
- Stunning Architectural Features & Design Touches
- Excellent Specification Throughout
- Fantastic, Electric Gated Gardens & Grounds
- VIEWING ESSENTIAL
- View By Appointment Only - Contact Our Office To View

# Kensmead & The Loft, Mill Row, Rossendale, BB4 8FS

Architect designed, incredible 5 bedroom modern detached home, with 2 bedroom self-contained annexe. Boasting 7 bedrooms, 8 bathrooms and 11 reception areas in total. Outstanding quality build and exceptional design features. Spectacular showroom-standard garages. Heated indoor swimming pool, home cinema, treatment room, electric gated access. Brought to the market for the first time ever and available to view now, by prior appointment only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	83
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

## The Property:

Kensmead & The Loft are together, quite simply, a stunning and bespoke contemporary home. Offering substantial and spacious accommodation, while retaining a real sense of comfort and homely warmth, the property is a modern masterpiece. It boasts superb architectural features and a design which makes fantastic use of the plot and effective changes in elevation.

As one of its standout features, the property provides secure showroom-standard garage space for over 20 vehicles, covered parking for a further 5 cars, one motorhome-sized covered space and further open air parking spots. There is also an additional, 2-car detached garage with car lift.

From the moment you enter the property's electric gated entrance, it is immediately evident that that you are in for something truly special. Then, following the curving driveway, the magnificent glazed atrium wows from the off. Across the entire home, living space is generous and comprehensive. This includes:

- Home cinema
- Treatment room
- Entertainment gallery and music room, which both open to the glazed atrium
- Heated indoor pool with Fastlane swimming machine
- Generous, dedicated home office
- Gymnasium
- Expansive master suite with substantial, fitted dressing room
- En-Suite facilities to every bedroom
- Exceptional grounds including a courtyard with Koi pond
- Multiple exterior seating areas
- Patio, lawns and mature, landscaped planting.

Technologically, the property is replete with a full suite of facilities, including centralised coverage for security and fire/smoke/heat alarms, CCTV, multiroom cabling and audio, remote video intercom gate operation, built-in central vacuum cleaner and outdoor lighting too. Heating is underfloor with efficient and comprehensive plant provision. This includes a series of gas boilers which help achieve the entire property's energy efficiency, with very good ratings for most elements.

As well as the main house, Kensmead has an attached, yet private, separate annexe known as The Loft. A wonderful addition, comprehensive and spacious in its own right and with a floor area of almost 1,500sqft. The Loft provides 2 bedroom, self-contained accommodation which includes a superb kitchen, vaulted reception room, an en-suite and a main bathroom, all brought together by a connecting conservatory / dining / reception space.

Amounting to almost 13,000sqft in all, Kensmead and The Loft are truly unique and certainly, one of Rossendale's most prestigious homes. Brought to the market exclusively by Fine & Country Rossendale & North Manchester, this is also a particularly special opportunity as the property is offered for sale for the very first time. Viewings are available by appointment only, through our Rawtenstall office and may be subject to proof of ability to proceed.

## The Area:

Situated less than 20 miles, or within 40 minutes by car of city centre Manchester, Kensmead & The Loft are ideally located to take advantage of beautiful open countryside just minutes away. Convenient and flexible commuter connections are nearby, with both motorway links and express bus services easily reached. Similarly accessible are other regional centres of commerce, including Preston and Blackburn, while even Leeds is within commutable reach.

Rossendale as a whole boasts a range of amenities and Rawtenstall town centre offers a variety of quality shops, suitable for most day to day requirements. The area is home to good local schools for all ages, including Bacup & Rawtenstall Grammar School. The proximity of outstanding open moorland, reservoir and hillside walks, adrenaline mountain bike centre, dry ski slope, rugby, football and equestrian facilities is superb. Finally, vistas which range as far as Manchester city centre and beyond to Jodrell bank on a fine day, all help to cement Rawtenstall's position within Rossendale as a vibrant and flourishing area, with so much to offer and improving all the while too.



## Electric Gated Access

Glazed Entrance Atrium / Reception Room 23'5" x 35'9"

Home Cinema 20'9" x 14'2"

Treatment Room 16'9" x 14'6"

Showroom Garage 41'1" x 49'2"

WC 8'2" x 4'5"

Entertainment Gallery / Games Room 38'11" x 15'1"

Office 16'1" x 13'0"

Gym 14'9" x 13'4"

Inner Hall

Main Lounge 21'7" x 28'6"

2nd Lounge / Music Room 29'1" x 16'1"

Family Room 21'2" x 13'4"

Kitchen/Breakfast Room 17'10" x 13'9"

Utility 7'10" x 7'10"

WC

Rear Hallway 8'4" x 32'10"

Utility / Closet 4'2" x 9'1"

Shower Room 8'9" x 4'1"

Swimming Pool 35'2" x 25'6"

Plant Room 7'11" x 6'11"

Store room 7'7" x 6'11" approx

Landing 13'0" x 11'10"

Master Bedroom 25'6" x 25'4"

Dressing Area 16'3" x 8'0" approx

Master En-suite Bathroom 8'1" x 14'10"

Bedroom 2 12'3" x 16'11"

En-suite Bathroom 2 11'11" x 7'0"

Dressing Room 2 5'3" x 16'4"

Bedroom 3 16'1" x 11'10"

En-suite Shower 3 8'2" x 5'10"

2nd Landing

Bedroom 4 15'6" x 15'9"

Shower Room 4 11'4" x 6'2"

3rd Landing

Bedroom 5 15'4" x 16'11"

En-suite Bathroom 5 7'8" x 11'10"

Annexe

Kitchen/Dining Room 15'1" x 13'5"

Lounge 22'6" x 18'8"

Conservatory 21'9" x 25'8"

Bedroom 1 10'8" x 16'1"