



FINE & COUNTRY



- The Old Water House, Burnley Road, Loveclough, Rosendale
- Currently 6 Bedrooms, 7 Receptions & 4 Bathrooms
- 10,000 SqFt Of Accommodation on a 2 & 1/2 Acre Plot
- Easily Configured For Multi-Generational Living
- Swimming Pool / Sauna / Changing Room Leisure Suite
- Exceptional Kitchen & Living Spaces
- Ideal Scope For 2 Bedroom Self-Contained Annexe
- Ample Driveway Parking, Plus Secure Integral Garage / Storage
- Viewing Most Highly Recommended & Available Now
- Contact Our Rawtenstall Office NOW To View - By Appointment Only



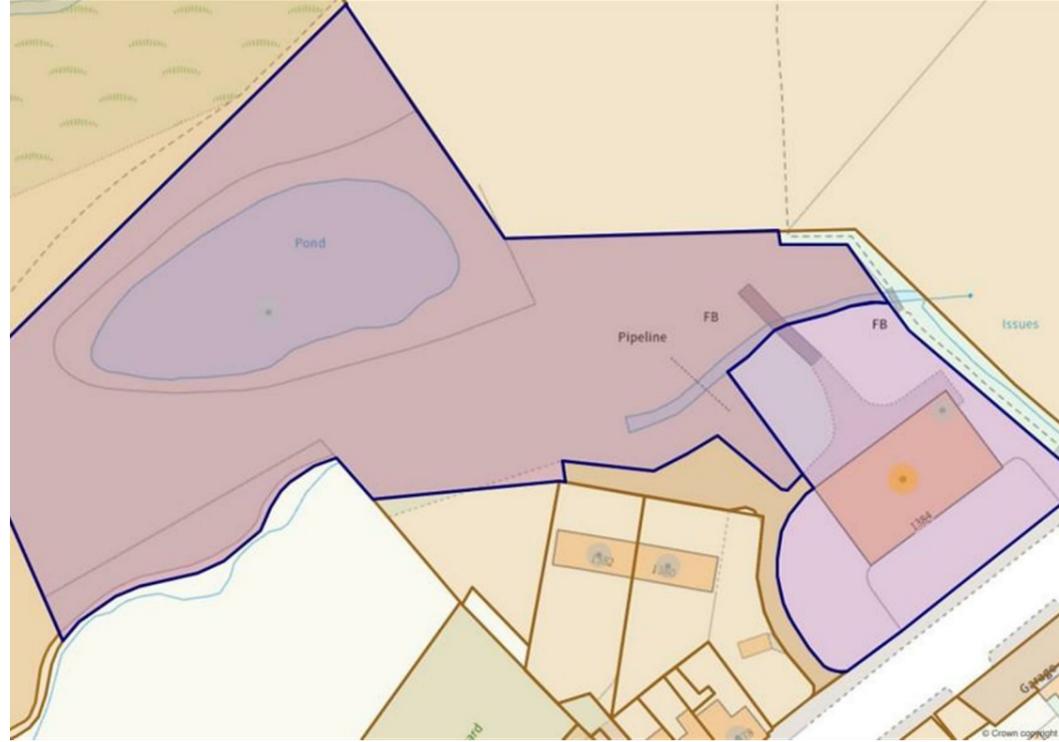
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The Old Water House, Burnley Road, Rosendale, BB4 8RG

£1,750,000  
 Offers Over

# The Old Water House, Burnley Road, Rossendale, BB4 8RG

This unique home, with over 10,000sqft of accommodation on a 2 & 1/2 acre plot, is a truly special and rare opportunity. Having never before been marketed since its conversion, The Old Water House has incredibly generous and comprehensive living space, swimming pool & sauna, multiple kitchen spaces, great scope for multi-generational living and easy potential to create a self-contained 2-bed ground floor annexe. With so much on offer, only a viewing in person can allow this astonishing property to be fully appreciated - Contact Our Rawtenstall Office Now To Arrange Your Viewing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<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 Old Water House, Burnley Road, Loveclough, Rossendale is quite possibly, the most comprehensive and spacious home on the local market today. Fine & Country Rossendale & North Manchester are delighted to bring this property to the open market for the first time ever, since its conversion to residential use.

With over 10,000sqft of accommodation provision, this is truly an extremely generous property with outstanding scope too. Currently configured with 6 bedrooms, there are also multiple reception, some of which could easily be used as bedrooms without compromise, while the swimming pool & sauna are the main areas of the leisure suite. On the practical side, the two kitchen areas, separate pantry and further separate utility offer excellent scope for either daily or special occasion provision.

A further possibility which is highly accomplished here, is the potential for use as a multi-generation home, with the perfect scope to create a ground floor, self-contained, 2 bedroom annexe if required. With the outstandingly spacious living space throughout, this property has so much to offer inside.

Moving outside, the theme of comprehensive coverage continues with property sitting within its 2 & 1/2 acre plot. With ample driveway parking provision to both the ground floor entrance and at the rear, on the lower ground floor level, the large integral garage also offers enclosed and secure parking space / storage too. The property is shrouded from the road by the mature hedging to the front and to the rear, the driveway leads on to extensive gardens and grounds, including the beautiful large pond. Beyond the gardens / grounds, surrounding fields set the property well within its environment too.

Without doubt, this incredible property is sure to offer every option required for such a variety of potential owners and in fact, with its huge square footage, the £s/SqFt ratio here is surprisingly economical. With such an exceptional set of features on offer, viewings here at The Old Water House are most highly recommended and are available now, subject to usual qualification and by appointment only, via our Rawtenstall office.

Internally, this property briefly comprises:

**LOWER GROUND FLOOR** - Grand Entrance Hallway with split staircase, Main Lounge, Games Room, 2nd Lounge, Dining Room, Kitchen & Breakfast Room, Further Kitchen Area, Pantry, Utility Area, Inner Hall, Shower Room, Sauna, Changing Room, Swimming Pool, Store Room.

**GROUND FLOOR** - Galleried Landing / Ground Floor Entrance Hall, Cloaks with WC, Study, 3rd Lounge, Gym. Inner Landing 1 off to Bedroom 1 with En-Suite Shower Room, Bedroom 2 with walk-in wardrobe, Bedroom 3 and Bathroom. Inner Landing 2 off to Bedrooms 4-6 and Bathroom 2. Integral Double Garage.

**BASEMENT** - From the Lower Landing are several Basement Areas amounting to almost 800sqft.

**ATTIC SPACE** - 3 large bays with further scope for conversion.

Externally, at the front approach to the property is a large full width Driveway with swept walled entrance, block paving and mature hedging offering privacy screening. To the rear and accessed via the sweeping side driveway, is ample driveway parking for numerous vehicles too. Beyond the rear driveway, there are substantial garden and wooded areas, while to the lower portion of the plot, the large further garden areas and pond all add to the space on offer and complete the virtually 2 & 1/2 acres in all.

On the verge of beautiful surroundings, in addition to its own extensive plot, this property offers a position close to lovely walks, the Pennine Bridleway and excellent cycling routes, with Clowbridge Reservoir at Dunnockshaw nearby. Public transport provision to Manchester / Burnley is easily accessible via the X43 express bus route, while motorway links to M65/M66/M60 connections are all within easy reach.

## Lower Ground

Hallway 32'10" x 32'7"

Lounge 18'6" x 35'10"

2nd Lounge 18'6" x 15'7"

Games Room 14'1" x 29'6"

Dining Room 16'5" x 19'8"

Kitchen/Breakfast Room 16'2" x 29'0"

Further Kitchen / Utility 13'10" x 16'6"

Pantry 13'10" x 5'1"

Utility Area 17'11" x 32'10"

## Inner Hall

Shower Room 7'7" x 8'0"

Sauna 5'8" x 4'11"

Changing Room 7'10" x 9'4"

Swimming Pool 17'9" x 42'2"

## Ground Floor

Entrance Hall 19'9" x 38'7"

Cloakroom 7'3" x 6'5"

WC 6'6" x 6'6"

3rd Lounge 13'11" x 19'0"

Gym 17'2" x 30'1"

Study 14'1" x 8'0"

## Galleried Landing

### Inner Landing 1

Bedroom 1 21'8" x 18'2"

En-suite Shower Room 8'0" x 6'9"

Bedroom 2 14'2" x 18'2"

Walk-in Wardrobe 11'0" x 3'3"

Bedroom 3 15'2" x 17'4"

Bathroom 11'1" x 13'9"

### Inner Landing 2

Bedroom 4 15'3" x 16'8"

Bedroom 5 18'5" x 16'3"

Bedroom 6 14'2" x 18'8"

Bathroom 2 10'11" x 16'11"

## Basement

Garage 17'10" x 21'10"

## Front Driveway

## Rear Driveway Parking

## Rear Garden

## Side Garden & Patio

## Further Garden Land with Pond

