



**The Holmes Holmes Lane, Bacup
Rossendale OL13 8BS**

£550,000

This fabulous character property sits in a commanding position and has 6 bedrooms, (including 2x attic bedrooms), multiple reception spaces and excellent gardens and grounds amounting to almost 3 & 1/4 acres in all and including 2x field (see plot outline). Generous room sizes, further scope and great features make this a definite 'must-view' home, with the added benefit of being offered **FOR SALE WITH NO CHAIN DELAY**. **VIEWING IS HIGHLY RECOMMENDED** and available, by appointment only, exclusively through our Rawtenstall office.



Sitting proudly in a commanding position, with a southerly facing front aspect and walled garden, The Holmes is a fabulous character property just off Holmes Lane, Bacup, Rossendale. With its 6 bedrooms, (including 2x attic rooms), plus multiple reception areas and generous room sizes throughout, this home offers excellent retained features along with modern convenience too, and is offered FOR SALE WITH NO CHAIN DELAY.

A wealth of rich history is evident in feature entrance tiling, panelling, coving, balustrades and many more inside while outside, the garden walls encompass lawns, planting areas, feature stone and ironwork. Additionally, a former allotment and wooded area are to the side while to the rear, 2x fields are within the property's ownership, along with 2x detached garages one includes workshop arear and store too.

At this property, there really is so much more to it than initially meets the eye and therefore, viewing is most highly recommended and available, by appointment only, exclusively through our Rawtenstall office - contact us to arrange your private viewing.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room, Games Room, Breakfast Kitchen, Gym Area / Boiler Room, Downstairs WC, Utility Room. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom. Externally, the property sits amidst a total plot size of 3.23 acres, including gardens, woodland, 2x fields and 2x detached garages too.

Set within walking distance of town centre amenities, this property is conveniently located for road and public transport links to surrounding destinations. Stunning open countryside is nearby and accessible from the property's own curtilage are excellent views and hillside outlooks. Burnley, Rawtenstall, Todmorden, Rochdale, Bury and of course Manchester, Preston & Leeds are all accessible destinations within reasonable distance of the property.

Hallway 31'3" x 6'3" (9.54 x 1.93)

Lounge 18'8" x 14'3" (5.70m x 4.35m)

Dining Room 16'3" x 15'7" (4.96m x 4.75m)

Games Room 14'1" x 15'5" (4.28m x 4.71m)

Kitchen/Breakfast Room 15'5" x 14'4" (4.70m x 4.38m)

Gym Area / Boiler Room 15'10" x 13'9" (4.82m x 4.20m)

Utility Room 6'6" x 9'10" (1.98m x 3.00m)

WC 4'4" x 6'3" (1.32m x 1.90m)

Rear Hall

Cellar 7'8" x 16'8" (2.33m x 5.08m)

Landing 20'7" x 5'10" (6.27m x 1.79m)

Bedroom 1 16'3" x 13'2" (4.95m x 4.02m)

En-suite Shower Room 10'5" x 8'10" (3.17m x 2.68m)

Bedroom 2 14'1" x 15'9" (4.29m x 4.80m)

Bedroom 3 15'1" x 14'5" (4.59m x 4.40m)

Inner Landing 2'5" x 14'8" (0.73m x 4.47m)

Bedroom 4 13'9" x 14'5" (4.18m x 4.40m)

Bathroom 10'9" x 9'8" (3.28m x 2.95m)

Attic Room 1 / Bedroom 5 21'5" x 15'7" (6.53m x 4.74m)

Attic Room 2 / Store Room 21'5" x 6'3" (6.53m x 1.91m)

Attic Room 3 / Bedroom 6 14'7" x 14'7" (4.44m x 4.45m)

Front Garden

Upper Garden Area

Woodland Area

Land

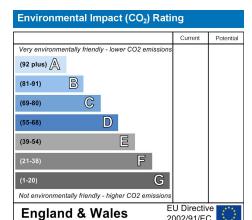
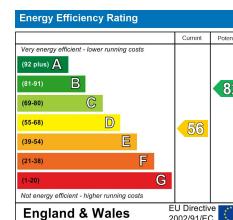
Garage / Workshop 25'1" x 18'1" (7.65 x 5.53)

Store 6'11" x 6'2" (2.11m x 1.87m)

Garage 2 23'6" x 11'5" (7.17m x 3.49m)

Agents Notes

Disclaimer F&C



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