



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Pinch Clough Road, Rossendale, BB4 9RT Offers In The Region Of £850,000

AN OUTSTANDING FARMHOUSE WITH EQUESTRIAN FACILITIES.

Nestled on Pinch Clough Road in the picturesque Rossendale, Shadlock House is a remarkable four-bedroom detached farmhouse that offers a unique blend of luxurious living and equestrian facilities. Set within approximately 9.5 acres of stunning countryside, this property is a true haven for those seeking space and tranquility.

The farmhouse boasts an impressive array of features, including a detached barn and stables, as well as a versatile stable/garage/workshop block. The interior of Shadlock House is finished to an exceptional standard, showcasing underfloor heating throughout the ground floor and in the first-floor bathrooms, alongside hardwood double glazing and a bespoke, handmade kitchen. The beautifully appointed interiors create a warm and inviting atmosphere, perfect for family living.

Outside, the property is equally impressive, featuring a westerly-facing walled garden that offers delightful views and a serene spot to enjoy breath-taking sunsets. Ample hard-standing parking ensures convenience for residents and guests alike. The surrounding land is ideal for equestrian pursuits, smallholding, or simply enjoying the great outdoors, with a footpath connecting to the Mary Towneley Loop for those who appreciate walking and nature.

Shadlock House is conveniently located at the head of West View Road, providing easy access to main roads and public transport links. The semi-rural setting offers a peaceful retreat while still being within close

# Pinch Clough Road, Rossendale, BB4 9RT

Offers In The Region Of £850,000



Outstanding Farmhouse Set Within Approx. 9.5 Acres

Two Bathrooms

Ample Off Road Parking

EPC Rating TBC

Equestrian Facilities

Bursting with Character & Charm

Tenure Leasehold

Four Bedrooms

Breath-Taking Open Aspect Views

Council Tax Band E

## Ground Floor

### Entrance Porch

9'7 x 5'11 (2.92m x 1.80m)

Hardwood double glazed front door, hardwood double glazed window, cast iron central heating radiator, wood panelled elevations, stone flag flooring and hardwood single glazed stable door to hall.

### Hall

9'10 x 4'5 (3.00m x 1.35m)

Spotlights, wood cladding to ceiling, wood panelled elevations, stone flag flooring with underfloor heating, oak doors leading to snug, WC and open to kitchen/dining area.

### WC

4'5 x 2'7 (1.35m x 0.79m)

Hardwood single glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, wood panelled elevations, spotlights and stone flag flooring with underfloor heating.

### Kitchen/Dining Area

15'4 x 17'9 (4.67m x 5.41m)

Two hardwood double glazed sash windows, central heating radiator, range of panelled wall and base units with marble work surfaces, tiled splashback, double Belfast sink with high spout spring mixer tap and boiling water tap, four door Leisure range cooker with five ring induction hob, integrated extractor hood, space for fridge freezer, integrated dishwasher, spotlights, stone flag flooring with underfloor heating and hardwood door to pantry.

### Pantry

4'2 x 3'11 (1.27m x 1.19m)

Integrated shelving, stone flag flooring with underfloor heating and door to stairs to lower ground floor.

### Snug

15'3 x 12'9 (4.65m x 3.89m)

Two hardwood double glazed sash windows, central heating radiator, cornice coving, ceiling rose, cast iron open coal fire with stone hearth, wood effect tiled flooring with underfloor heating, oak single glazed door to lounge and solid wood sliding door to stairs to first floor.

### Lounge

26'3 x 17'4 (8.00m x 5.28m)

Hardwood double glazed sash window, three aluminium double glazed windows, central heating radiator, cast iron multifuel burner with slate hearth and oak mantel, television point, storage cupboard, spotlights, wood effect tiled flooring with underfloor heating and aluminium double glazed bi-folding doors to rear.

### Lower Ground Floor

### Cellar

14'5 x 11'11 (4.39m x 3.63m)

Power, lighting, plumbing for washing machine and space for dryer.

### First Floor

