

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.




Dean, Bacup, OL13 8RG

£750,000

A STUNNING FOUR BEDROOM SEMI-DETACHED CONVERTED BARN WITH 12 ACRES OF LAND AND EQUESTRIAN FACILITIES

Keenans are delighted to bring this superb four bedroom semi detached barn conversion. Presented in an immaculate condition with wonderful interiors throughout, the property is set in beautiful rural surroundings with views looking out to rolling countryside and boasts agricultural and equestrian facilities, and approximately 12 acres of land. This property is not one to be missed with its spacious reception rooms, a fully fitted kitchen with contemporary units and integrated appliances, design features such as the picture arched window and log burner in the main reception room, a spacious dining area and office, four bedrooms with two bedrooms housing an en suite and a stunning four piece suite bathroom. The property has a good sized garden and off road parking for multiple vehicles. Situated in the sought after area of Rossendale, within close proximity of good schools, local amenities and not far from the town centre with high street shops and eateries, bus routes and excellent commuter links.

The property comprises briefly; a welcoming hallway with doors providing access to the cloak room, and two reception rooms. The second reception room is the perfect dining room with space for an office and has doors leading to the kitchen, inner hallway and a further reception room. The kitchen has a door providing access to the utility room which has doors leading to a WC and to the rear garden. The inner hallway has a stunning spiral staircase to the first floor and doors providing access to the rear garden and to a downstairs bedroom with an en suite. To the first floor landing; with doors providing access to a four piece bathroom and three generous sized bedrooms off the feature beamed landing, the main bedroom houses an en suite and has a separate dressing room too.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**4**

**3**

**3**

**D**

- Impressive Equestrian Property
 - Two En Suite Facilities
 - Stables, Tack Room & Arena
- Four Double Bedrooms
 - Four Piece Bathroom With Freestanding Bath
 - Ample Off Road Parking
- Beautifully Presented With An Abundance Of Character
 - Approx Twelve Acres Of Land
 - Rural Location With Enviaable Open Views

Externally, to the front of the property, there is a private road access, off-road parking for numerous vehicles, an agricultural building, chicken coop, three stables with tack room and an outdoor arena, a lawn garden with a paved patio and a gate to the rear garden. To the rear of the property there is a laid to lawn garden. The property comes with around 12 acres of land within the surrounding area of the property.

Viewings can be arranged by calling our Rawtenstall team, at your earliest convenience.

Ground Floor

Entrance Hallway

7'9 x 5'9 (2.36m x 1.75m)

Composite front entrance door, spotlights, exposed beams, wood flooring and doors to two reception rooms, storage room and cloakroom.

Cloakroom

8'1 x 2'9 (2.46m x 0.84m)

UPVC double glazed window, spotlights and wood flooring.

Reception Room One

16'11 x 13'6 (5.16m x 4.11m)

Two UPVC double glazed windows, electric heater, multi fuel burning stove, exposed beams and spotlights.

Reception Room Two

21'4 x 20'6 (6.50m x 6.25m)

Two UPVC double glazed windows, two central heating radiators, spotlights, exposed beams, wood flooring and doors to reception room three, inner hall and kitchen.

Reception Room Three

15'10 x 12'11 (4.83m x 3.94m)

Two UPVC double glazed windows, two central heating radiators, television point, electric fire, exposed beams and wood flooring.

Kitchen

16'5 x 11'5 (5.00m x 3.48m)

Two UPVC double glazed windows, range of solid oak wall and base units with granite surfaces, Belfast sink with mixer tap, Rangemaster cooker with six ring gas hob, integrated fridge and dishwasher, breakfast bar, spotlights, stone flooring with underfloor heating and door to the utility.

Utility Room

11'5 x 8'5 (3.48m x 2.57m)

UPVC double glazed window, plumbing for washing machine, space for dryer, combination boiler, spotlights, stone flooring with underfloor heating and door to the rear.

WC

5'1 x 2'3 (1.55m x 0.69m)

Dual flush WC, wall mounted wash basin and stone flooring.

Inner Hall

16' x 6'9 (4.88m x 2.06m)

Central heating radiator, spotlights, stone flooring, spiral staircase to the first floor, door to bedroom and UPVC double glazed door to the rear.

Bedroom One

13'4 x 12'7 (4.06m x 3.84m)

Two UPVC double glazed windows, electric heater, fuse box, spotlights, exposed beams, wood flooring and door to en suite.

En Suite

6'1 x 4'6 (1.85m x 1.37m)

Dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and wood flooring.

First Floor

Landing

13'8 x 12'3 (4.17m x 3.73m)

UPVC double glazed window, two central heating radiators, smoke alarm, exposed beams and doors to three bedrooms and bathroom.

Bedroom Two

12'1 x 11'3 (3.68m x 3.43m)

UPVC double glazed window, Velux window, fitted wardrobes, exposed beams, wood flooring and door to en suite.

En Suite

5'8 x 4'9 (1.73m x 1.45m)

Central heating radiator, low basin WC, vanity top wash basin, direct feed shower unit, tiled elevations, extractor fan, loft access and tiled flooring.

Bedroom Three

12'5 x 11'10 (3.78m x 3.61m)

UPVC double glazed window, Velux window, central heating radiator, fitted wardrobes and loft access.

Bedroom Four

12' x 8'2 (3.66m x 2.49m)

UPVC double glazed window, Velux window, central heating radiator, exposed beams and loft access.

Bathroom

11'4 x 6'7 (3.45m x 2.01m)

Two Velux windows, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, freestanding ball and claw bath, fitted storage, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Private road leading up to the property with an agricultural building (40' x 30'), chicken coop, septic tank and ample off road parking. There is approx. twelve acres of land, 3 stables, tack room and a 30' x 20' riding arena.

Agents Notes

The property is oil central heated and the septic tank is shared with the neighboring property.



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