



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lower Constable Lee Farm, Hollin Lane, Rawtenstall, BB4 8HT

£725,000

AN EXQUISITE DETACHED PERIOD PROPERTY

Nestled on Hollin Lane in the charming town of Rawtenstall, Rossendale, this exquisite detached period property is a true gem, brimming with character and charm. Dating back to the 1600s, and being the first home to be built in Rossendale, this property has been lovingly transformed, showcasing stunning original features such as restored beams and three multi-fuel burning fireplaces, which add a touch of warmth and elegance to the home.

With an immaculate presentation throughout, this residence boasts an enviable layout that includes three spacious reception rooms and two well-appointed bedrooms. The property is designed to cater to the needs of a growing family, offering ample indoor and outdoor space. The highlight is undoubtedly the beautifully maintained wraparound gardens, providing a serene outdoor retreat for relaxation and play.

This luxurious and private residence is a credit to its current owners, who have maintained it to the highest standard. An additional external bar adds a delightful touch to the property, complete with stair access to a covered bar area, making it an ideal spot for social gatherings or quiet evenings under the stars. This versatile space can be enjoyed year-round, offering a perfect blend of indoor and outdoor living.

Moreover, the annex presents an exciting opportunity for potential buyers. It could serve as a charming Airbnb venture, providing a source of income, or it can be utilised as separate living accommodation for family members, ensuring privacy while remaining close to loved ones.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Lower Constable Lee Farm, Hollin Lane, Rawtenstall, BB4 8HT

£725,000



- Outstanding 1600s Detached Period Property
- Three Bathrooms
- Ample Off Road Parking and Garage
- EPC Rating G

- Additional Two Storey Annex
- Bursting with Character and Charm
- Tenure Freehold

- Four Bedrooms
- Stunning Wraparound Gardens and Additional External Bar
- Council Tax Band D

Ground Floor

Entrance Porch

6'0 x 4'8 (1.83m x 1.42m)

Hardwood single glazed frosted front door, exposed beams, feature wall light, tiled flooring and hardwood door to reception room one.

Reception Room One

18'8 x 16'4 (5.69m x 4.98m)

Two original hardwood double glazed leaded windows, three central heating radiators, exposed beams, spotlights, cast iron multifuel burner with stone hearth and surround, television point, hardwood door to reception room two, hardwood door to kitchen/dining area and stairs to first floor with witching posts.

Kitchen/Dining Area

27'5 x 10'3 (8.36m x 3.12m)

Three hardwood double glazed leaded windows, central heating radiator, coving, spotlights, range of panelled wall and base units with solid wood work surfaces, ceramic double Belfast sink with mixer tap, five door Aga with three hot plates, integrated fridge, integrated dishwasher, exposed beams, cast iron multifuel burner with stone hearth and surround, stone flag flooring and hardwood stable door to side elevation.

Reception Room Two

18'8 x 15'2 (5.69m x 4.62m)

Two hardwood double glazed leaded windows, two central heating radiators, spotlights, cast iron multifuel burner with stone hearth and surround, television point, open to bar, open to porch and hardwood stable door to side elevation.

Porch

6'6 x 5'6 (1.98m x 1.68m)

Hardwood single glazed leaded double doors to front.

Bar

7'10 x 5'2 (2.39m x 1.57m)

Hardwood single glazed leaded window, spotlights and integrated storage.

First Floor

Landing/Office

20'9 x 19'0 (6.32m x 5.79m)

Two hardwood double glazed leaded windows, two central heating radiators, exposed beams, hardwood doors leading to three double bedrooms and bathroom.

Bedroom One

19'2 x 15'1 (5.84m x 4.60m)

Two hardwood double glazed leaded windows, central heating radiator, fitted wardrobes, exposed beams, integrated seating and storage, exposed stone wall, inset shelving and hardwood door to en suite.

En Suite

7'3 x 7'2 (2.21m x 2.18m)

Hardwood double glazed frosted window, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, exposed beams and solid wood flooring.

Bedroom Two

16'4 x 10'3 (4.98m x 3.12m)

Hardwood double glazed leaded window, central heating radiator, exposed restored beams, fitted wardrobes and two feature wall lights.

Bedroom Three

15'9 x 8'11 (4.80m x 2.72m)

Two hardwood double glazed leaded windows, central heating radiator and exposed beams.

Bathroom

11'5 x 9'3 (3.48m x 2.82m)

Two hardwood double glazed frosted leaded window, central heated towel rail, walk-in direct feed shower, cast iron rolltop freestanding bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, loft access, spotlights and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, decking, stairs to bar, access to garage and annex.

Garage

18'2 x 12'7 (5.54m x 3.84m)

Three hardwood single glazed windows, power, lighting, plumbing for washing machine, space for dryer, space for fridge freezer and door to front.

Front

Wraparound laid to lawn garden with paving, bedding areas, mature shrubbery, pergola, summer house and gated off road parking.

Annex

Open Plan Kitchen/Living Area

16'8 x 16'6 (5.08m x 5.03m)

Two hardwood double glazed leaded windows, electric heater, range of panel wall and base units with solid wood work surfaces, ceramic Belfast sink with mixer tap, integrated oven with four ring induction hob, integrated fridge, television point, part wood effect laminate flooring, spiral staircase to first floor and hardwood double glazed leaded stained glass door to rear.

First Floor

Bedroom

16'8 x 16'6 (5.08m x 5.03m)

Three hardwood double glazed leaded windows, electric heater, spotlights, inset shelving, wood panelled elevations, spotlights, door to en suite and hardwood double glazed double doors to balcony.

En Suite

5'4 x 5'0 (1.63m x 1.52m)

Hardwood double glazed frosted window, heated towel rail, walk-in electric feed shower, low basin WC, vanity top wash basin with mixer tap, tiled elevations, wood cladding to ceiling and tiled flooring.

Balcony

17'0 x 13'0 (5.18m x 3.96m)

Power, lighting, electric heater and bar.



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