



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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Dobbin Lane, Rossendale, BB4 7TE

£795,000

AN EXQUISITE DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled on Dobbin Lane in the picturesque area of Cloughfold, Rawtenstall, Rossendale, this stunning four-bedroom detached family home is a true gem. Set on a generous plot, the property boasts commanding views and an abundance of space, making it an ideal choice for families seeking both comfort and style.

Upon entering, you are greeted by an inviting entrance vestibule that leads into a spacious hallway. The home features four well-appointed reception rooms, including a delightful lounge, a second lounge, and a dining room, all designed to provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the impressive family room, enhanced by a charming wood burner, creating a warm and welcoming atmosphere.

The modern kitchen is sleek and functional, perfect for culinary enthusiasts, while the utility room and downstairs WC add to the practicality of the layout. The first floor comprises four generously sized bedrooms, including two with en-suite shower rooms, ensuring privacy and convenience for family members and guests alike.

Externally, the property is equally impressive, with expansive gardens and grounds that offer a wonderful outdoor space for children to play or for hosting summer gatherings. Ample

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- An Exquisite Detached Period Property
- Three Bathrooms
- Off Road Parking
- Tenure Freehold

- Four Double Bedrooms
- Envious Gardens And Breath-taking Views
- EPC Rating D

- Bursting With Character
- Fully Renovated Throughout With Stylish Interiors
- Council Tax Band TBC

Ground Floor

Entrance

Hardwood double glazed frosted door to the Entrance Vestibule.

Entrance Vestibule

4'9 x 4'6 (1.45m x 1.37m)

Coving, picture rail, encaustic tiled flooring, hardwood single glazed leaded stain glass door to the Hallway.

Hallway

17'4 x 4'9 (5.28m x 1.45m)

Central heating radiator, smoke alarm, picture rail, dado rail, hardwood doors to the lounge, dining room, reception room, kitchen and half staircase to the first floor split landing.

Lounge

15 x 14 (4.57m x 4.27m)

UPVC double glazed window with integrated shutters, two central heating radiators, coving, picture rail, ceiling rose, open coal gas fire with tiled hearth and surround and a marble mantle, television point, two feature wall lights, soft pine wood flooring.

Dining Room

14'11 x 12'3 (4.55m x 3.73m)

UPVC double glazed window with integrated shutters, coving, picture rail, gas fire with a granite effect hearth and surround, soft pine wood flooring.

Reception Room

16'4 x 12'4 (4.98m x 3.76m)

Two UPVC double glazed windows, central heating radiator, exposed beams, cast iron open coal fire with granite hearth, inset shelving, television point, soft pine wood flooring.

Kitchen

15'11 x 14 (4.85m x 4.27m)

UPVC double glazed window, a range of mixed grey and white matte wall and base units, marble surface, inset stainless steel sink with marble drainer and Quooker boiler water mixer tap, three door AGA with two hot plates, integrated electric high rise Siemens oven and a two ring induction hob, integrated fridge freezer, dishwasher and breakfast bar, tiled flooring, hardwood door to the staircase to the lower ground floor and open to the utility room.

Utility Room

9'11 x 7'1 (3.02m x 2.16m)

Underfloor heating, a range of white glossed wall and base units, solid wood surface, plumbing for washing machine and dryer, tiled flooring, open to the family room, oak single glazed frosted door to the WC and a hardwood single glazed frosted door to the rear courtyard.

WC

7'1 x 2'10 (2.16m x 0.86m)

UPVC double glazed frosted window, underfloor heating, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, extractor fan, tiled flooring.

Family Room

24'6 x 15 (7.47m x 4.57m)

Three full length UPVC double glazed windows, underfloor heating, smoke alarm, television point, cast iron multi fuel burner with a granite hearth, tiled flooring, aluminium double glazed bi-folding doors to the front.

First Floor

Split Landing

16'10 x 11'4 (5.13m x 3.45m)

Stained glass skylight, central heating radiator, half staircase, picture rail, smoke alarm, dado rail, air ventilator, hardwood doors to four double bedrooms and a family bathroom.

Bedroom One

17 x 14'11 (5.18m x 4.55m)

Two UPVC double glazed windows with integrated shutters, two central heating radiators, exposed beams, dado rail, fitted wardrobe, hardwood door to the en suite.

En Suite

9'8 x 6'6 (2.95m x 1.98m)

UPVC double glazed frosted window, underfloor heating, a three piece suite comprising of a pedestal wash basin with mixer tap, dual flush WC, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, tiled flooring.

Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)

Two UPVC double glazed windows, central heating radiator, spotlights, loft access, door to the en suite.

En Suite

11'10 x 4'5 (3.61m x 1.35m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, bidet, tiled elevations, inset shelving, spotlights, tiled flooring.

Bedroom Three

16'4 x 11'1 (4.98m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes, cast iron open fireplace, loft hatch.

Bedroom Four

15 x 12'3 (4.57m x 3.73m)

UPVC double glazed window with integrated shutters, central heating radiator, picture rail, two feature wall lights, cast iron open fireplace.

Bathroom

6'10 x 6'1 (2.08m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a tiled panelled bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, tiled flooring.

External

Rear

Enclosed courtyard with off road parking for multiple vehicles.

Front

Wrap around gardens with laid to lawn, York paving, bedding, mature shrubs, water features, stone patio, timber storage sheds.

