



## Dean Lane, Rossendale, BB4 9RB

### Offers Over £725,000

OUTSTANDING DETACHED HOME WITH APPROX. 5.75 ACRES OF LAND

Nestled in the picturesque setting of Dean Lane, Rossendale, this outstanding detached house offers a unique opportunity for those seeking a blend of countryside charm and modern living. Built in 1900, the property boasts a generous 1,808 square feet of living space, featuring three spacious reception rooms that provide ample room for relaxation and entertaining.

The home comprises four well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests. The single bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Surrounded by approximately 5.75 acres of lush land, this property is a true haven for nature lovers and outdoor enthusiasts. The wraparound gardens offer a serene escape, while the additional features, including a barn, paddocks, and a training circuit, present a wealth of potential for various uses, whether for equestrian pursuits or simply enjoying the expansive outdoor space.

With multiple outbuildings available, there is ample opportunity for storage or conversion to suit your needs. Furthermore, the property benefits from ample off-road parking, ensuring convenience for residents and visitors alike.

This remarkable home, bursting with potential, is a rare find in the market. Its idyllic countryside surroundings combined with the spacious living areas make it a perfect choice for those looking to embrace a tranquil lifestyle while remaining connected to the vibrant community of Rossendale. Do not miss the chance to make this exceptional property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(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  1  3  D

- Outstanding Detached Property
  - Four Bedrooms
  - Gated Off Road Parking
  - EPC Rating D
- Approx. 5.75 Acres of Land
  - Abundance of Living Space
  - Tenure Freehold
- Barn, Paddocks, Training Circuit and Multiple Outbuildings
  - Wraparound Gardens
  - Council Tax Band F

Ground Floor

Entrance Porch

9'10 x 7'4 (3.00m x 2.24m )  
UPVC double glazed leaded front door and window, two UPVC double glazed leaded windows, terracotta quarry tiled flooring and UPVC double glazed frosted door to living room.

Living Room

16'5 x 16'3 (5.00m x 4.95m )  
UPVC double glazed leaded window, central heating radiator, smoke detector, gas fire with wooden fireplace, exposed beams, doors leading to conservatory, kitchen and door to stairs to first floor.

Conservatory

13'10 x 9'8 (4.22m x 2.95m)  
UPVC double glazed windows, polycarbonate roof, exposed stone elevations, stone flag flooring and UPVC double glazed door to rear.

Snug

11'10 x 9'0 (3.61m x 2.74m)  
UPVC double glazed leaded window, central heating radiator, Ideal boiler, wood panelled elevations, wood panelling to ceiling and stone flag flooring.

Kitchen

13'0 x 10'1 (3.96m x 3.07m)  
UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with laminate work surfaces, tiled splashback, integrated high rise double oven, four ring gas hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring, exposed beams, door to lounge an door to stairs to lower ground floor.

Lounge

23'0 x 15'0 (7.01m x 4.57m)  
Four UPVC double glazed leaded windows, two central heating radiators, open fire with exposed stone surround, partial wood panelled elevations, exposed beams, integrated bar with fitted units and integrated seating.

Lower Ground Floor

Cellar

9'3 x 7'9 (2.82m x 2.36m)

First Floor

Landing

Two central heating radiators, exposed beams, fitted storage, doors leading to four bedrooms and shower room.

Bedroom One

14'9 x 13'5 (4.50m x 4.09m )  
Two UPVC double glazed leaded windows, central heating radiator, exposed beams and fitted wardrobes.

Bedroom Two

16'6 x 10'10 (5.03m x 3.30m)  
UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

11'5 x 10'1 (3.48m x 3.07m )  
UPVC double glazed leaded window, hardwood single glazed windows to landing, central heating radiator and exposed beams.

Bedroom Four

10'10 x 8'11 (3.30m x 2.72m)  
Two UPVC double glazed leaded windows, central heating radiator and fitted wardrobes.

Shower Room

10'1 x 4'7 (3.07m x 1.40m )  
UPVC double glazed frosted leaded window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps, electric feed multi-jet shower, tiled elevations, exposed beams, spotlights and wood effect flooring.

External

Approximately 5.75 acres of land, laid to lawn gardens, mature shrubbery, trees, stone chippings, paddocks, barn, training circuit, dog kennels/outbuildings and gated driveway.

Barn

27'2 x 24'4 (8.28m x 7.42m )

Store Room

15'8 x 10'9 (4.78m x 3.28m)

Office

14'8 x 9'8 (4.47m x 2.95m)

Kennels

25'9 x 18'3 (7.85m x 5.56m )

Detached Kennels

Office & Store

17'4 x 5'11 (5.28m x 1.80m )

Twelve Kennels

33'6 x 17'4 (10.21m x 5.28m )

Store Room

25'11 x 17'11 (7.90m x 5.46m)

Twelve Kennels

35'8 x 16'9 (10.87m x 5.11m )

