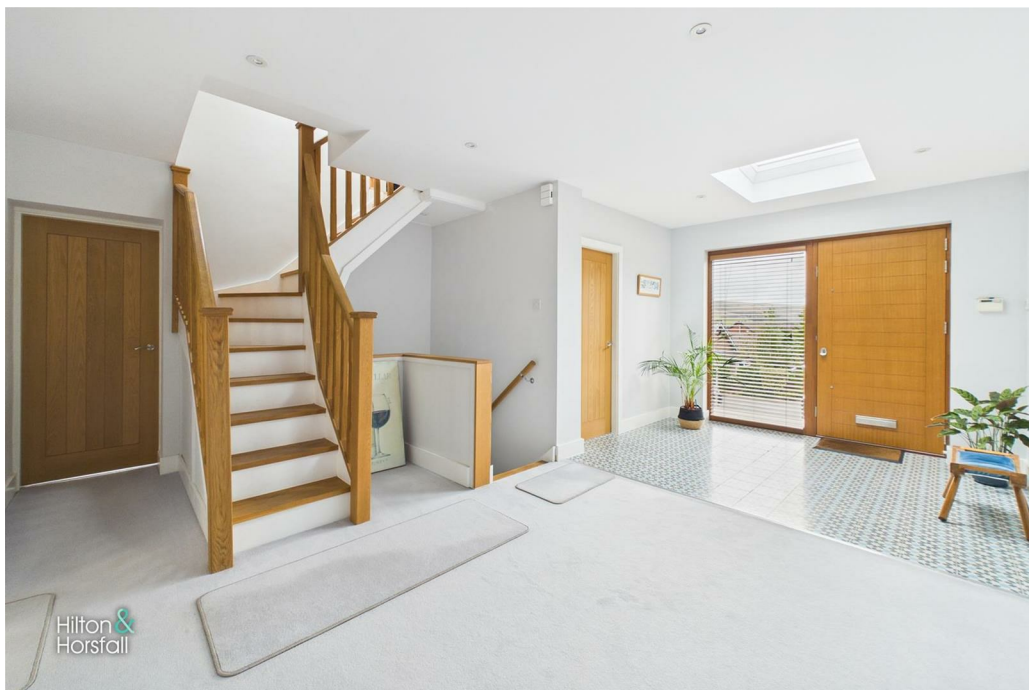


St. Thomas's Road, Crawshawbooth, Rossendale

OFFERS OVER £695,000



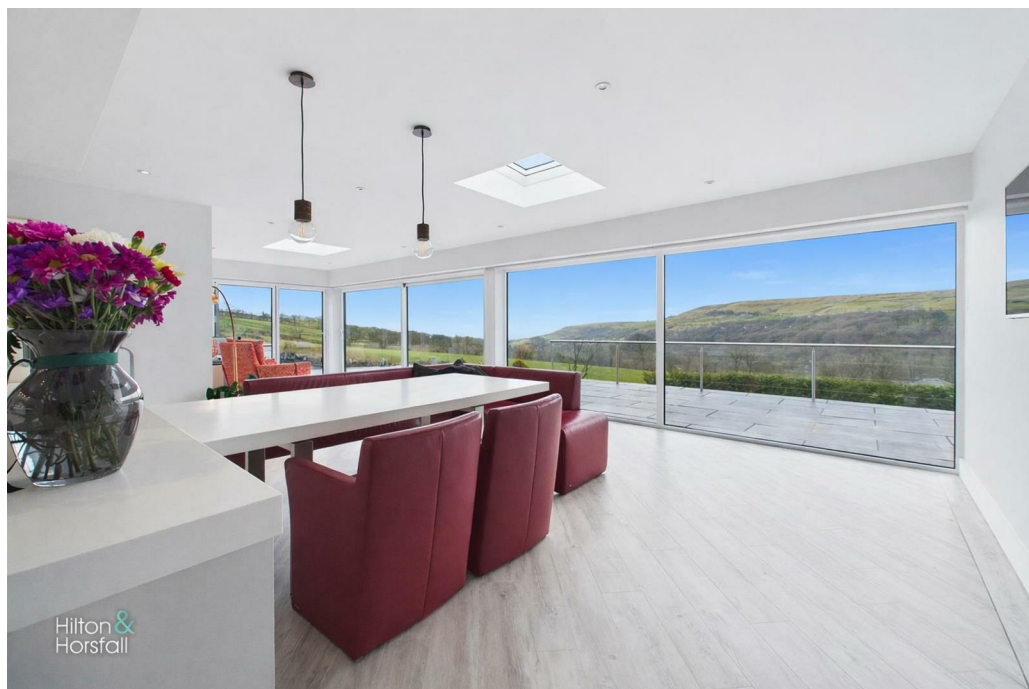




St. Thomas's Road, Rossendale

OFFERS OVER £695,000

- Individually designed, architect-inspired detached residence
- Approx. 2,969 sq ft of exceptional living accommodation
- Stunning open-plan kitchen / living / dining space
- Four well-proportioned bedrooms including principal ensuite
- Generous landscaped plot extending to approx. 0.5 acres
- Breathtaking panoramic countryside views
- Landscaped gardens with patio terraces & outdoor power points
- Useful outside boiler room & warm storage area



An exceptional detached residence of real distinction, offering expansive and highly versatile living accommodation arranged across multiple levels. This prestige home has been thoughtfully designed and finished to an outstanding standard, showcasing a striking open-plan kitchen and living area that forms the heart of the property, a superb space for both everyday family life and sophisticated entertaining. A welcoming reception hallway sets the tone on arrival, while a separate utility room and beautifully appointed contemporary bathrooms reflect the quality evident throughout. Generous glazing invites an abundance of natural light, perfectly complemented by far-reaching panoramic views. The property provides four well-proportioned bedrooms, including a luxurious principal suite complete with a stylish ensuite shower room. A stunning family bathroom serves the remaining bedrooms, while a dedicated office/study creates an ideal environment for home working. Further enhancing the home's versatility is an impressive gym/multi-use room with adjoining WC, offering flexibility for leisure, hobbies, or additional living space. Externally, the residence is complemented by a driveway and well-maintained outdoor areas, delivering a perfect balance of elegance, comfort, and practicality.







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GROUND FLOOR

RECEPTION HALLWAY 4.84m x 5.68m (15'10" x 18'7")

A welcoming and beautifully presented reception hallway offering a wonderful first impression of this stunning home. Filled with natural light from the overhead skylight, the space feels bright, airy and immediately inviting. The stylish tiled flooring combines effortlessly with the neutral décor and warm timber staircase, creating a contemporary yet elegant introduction. The hallway provides access to the principal ground floor rooms whilst the staircase rises to the first floor, enhancing the sense of space and flow throughout the property.

UTILITY ROOM 1.78m x 2.81m (5'10" x 9'2")

Conveniently positioned just off the reception hallway, the utility room provides a practical and well-designed space ideal for laundry and additional household storage. Fitted with modern cabinetry and work surfaces.

KITCHEN / LIVING AREA 7.03m x 6.13m (23'0" x 20'1")

An exceptional open-plan kitchen, living and dining space forming the heart of this stunning architect-designed home, beautifully designed for modern living and entertaining. Flooded with natural light via multiple skylights and an impressive expanse of full-width glazing, the room perfectly captures the breathtaking panoramic countryside views. The sleek contemporary kitchen features a striking central island, high-spec integrated appliances and an abundance of streamlined storage, whilst the generous living and dining areas flow effortlessly together to create a stylish yet highly sociable environment. Large sliding doors open seamlessly onto the impressive stone terrace, providing a superb connection between indoor and outdoor living.

SITTING AREA 3.21m x 3.98m (10'6" x 13'0")

Positioned within the impressive open-plan living space, this elegant sitting area enjoys breathtaking panoramic views through expansive glazing. Bathed in natural light, the space provides a superb setting for relaxation whilst maintaining a seamless connection to the kitchen and dining areas. A beautifully calm and inviting zone, perfectly suited to modern family living.

LIVING ROOM 4.12m x 6.41m (13'6" x 21'0")

A beautifully presented principal reception room flooded with natural light and enjoying stunning panoramic countryside views. Generously proportioned, the space offers a wonderful sense of calm and comfort, enhanced by large picture windows that perfectly frame the elevated outlook. A bright and inviting living environment, ideal for both relaxing and everyday living.

HALLWAY

BEDROOM ONE 4.55m x 3.88m (14'11" x 12'8")

A beautifully presented principal bedroom offering generous proportions and a superb sense of light and space. The room enjoys a delightful outlook via large glazed doors, creating a bright and airy atmosphere whilst providing direct access to the ensuite. Finished in soft neutral tones, this elegant bedroom provides a calm and comfortable retreat befitting a home of this calibre.

ENSUITE SHOWER ROOM 2.38m x 1.50m (7'9" x 4'11")

A stylish and contemporary ensuite shower room finished to an excellent standard, featuring a sleek walk-in shower enclosure, modern vanity unit with wash basin, and quality tiling throughout. The space is beautifully presented, offering both practicality and a refined finish, perfectly complementing the principal bedroom.

BEDROOM TWO 3.91m x 3.47m (12'9" x 11'4")

A generously sized double bedroom, beautifully presented and enjoying a pleasant, light-filled atmosphere. The room offers excellent proportions for a range of furnishings and benefits from access to a walk-in wardrobe, providing superb storage and practicality. A comfortable and versatile bedroom ideal for family members or guests.

WALK-IN WARDROBE 2.27m x 1.28m (7'5" x 4'2")

Accessed directly from bedroom two, the walk-in wardrobe provides an excellent dressing and storage space, thoughtfully designed with ample hanging and shelving. A highly practical addition enhancing both organisation and convenience.

BEDROOM THREE 2.48m x 3.25m (8'1" x 10'7")

A well-proportioned and beautifully presented bedroom enjoying a bright and pleasant outlook. The room benefits from inbuilt wardrobe storage, providing excellent practicality whilst maintaining a clean and uncluttered finish.

FAMILY BATHROOM 2.51m x 2.39m (8'2" x 7'10")

The family bathroom is stylishly appointed with contemporary tiling and a sleek, modern finish, comprising a panelled bath, walk-in shower enclosure, vanity wash basin with storage beneath, low-level WC, heated towel rail, and a frosted window providing natural light while maintaining privacy.

LOWER GROUND

GAMES ROOM / BAR 4.11m x 6.31m (13'5" x 20'8")

A superbly designed leisure and entertainment space, this impressive games room provides the perfect setting for relaxation and socialising. Featuring ample room for a full-sized pool table alongside comfortable seating areas, the space is enhanced by sleek modern finishes and an abundance of natural light from the large glazed doors. A stylish bar area further elevates the room, making it ideal for hosting guests or enjoying evenings with family and friends. The bi-fold doors open directly onto the terrace and gardens, creating a seamless connection between indoor entertainment and outdoor living.

FIRST FLOOR

OFFICE / STUDY 4.44m x 4.51m (14'6" x 14'9")

A bright and versatile office/study space flooded with natural light from Velux-style roof windows and glazed doors, enhanced by a striking porthole-style feature window. The room enjoys impressive panoramic views, providing an inspiring setting for home working, creative pursuits, or a peaceful retreat, with ample space for desks and storage to suit a variety of needs.

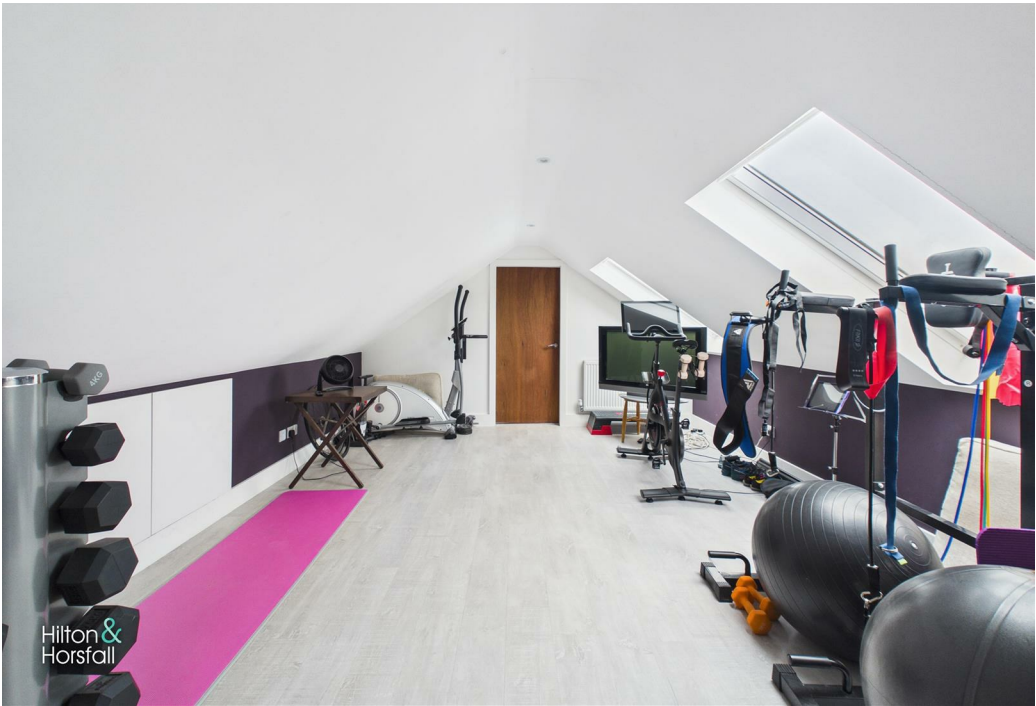
GYM / MULTI USE ROOM 4.11m x 6.13m (13'5" x 20'1")

A superb and versatile gym / multi-use room offering generous proportions and flexibility, ideal for fitness, hobbies or additional living space. This impressive area benefits from excellent natural light and provides direct access to a separate WC as well as convenient entry into bedroom four, making it perfectly suited to modern family living or those seeking adaptable accommodation.

FIRST FLOOR WC

A stylish and contemporary WC fitted with a modern two-piece suite, comprising a low-level WC and a sleek wash hand basin. The space is finished with clean, neutral décor and benefits from natural light via a skylight, creating a bright and fresh feel.







BEDROOM FOUR 3.99m x 3.87m (13'1" x 12'8")

Bedroom Four is a well-proportioned and tastefully presented double room, finished with neutral décor and a soft carpeted floor. The space benefits from natural light via a skylight window, creating a bright and airy atmosphere.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/st-thomas-rossendale>

LOCATION

Situated on St Thomas's Road in the highly sought-after village of Crawshawbooth, this property enjoys a superb semi-rural setting with excellent access to local amenities. The area offers a selection of independent shops, cafés, and well-regarded schools, while also providing convenient transport links to Rawtenstall, Burnley, and Manchester. Surrounded by beautiful countryside, the location is ideal for those seeking a balance of scenic surroundings and everyday convenience.

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

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Ground Floor



Floor 1



Floor 2

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PRESTIGE

Approximate total area⁽¹⁾

2969 ft²

275.7 m²

Reduced headroom

342 ft²

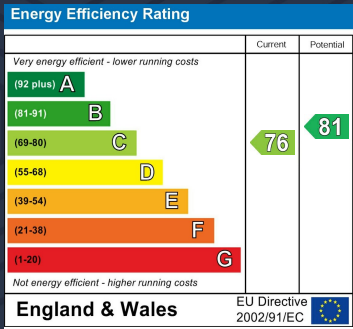
31.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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PRESTIGE

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