



FINE & COUNTRY



- Holme Lane, Townsend Fold, Rossendale
- 4 Bedroom, Expansive Detached Home
- Excellent Garage & Ample Driveway Parking Provision
- Great Gardens Front & Rear
- Good Size Accommodation Throughout
- Sought After Location & Tucked Away Setting
- VIEWING ESSENTIAL - By Appointment Only
- Contact Us To View

Woodland Lodge, Holme Lane, Rossendale, BB4 6JB

A substantial home within excellent surroundings, close to Rawtenstall, this 4 Bedroom detached property offers unusual and sizeable accommodation, multiple reception spaces and ample parking, all within a superb sought after location. Sizeable grounds surround the property, motorway links are nearby and a full range of local amenities are easily reached too.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(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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Woodland Lodge, Holme Lane, Townsend Fold, Rossendale is a fabulous family home. Providing unusually spacious living accommodation this fantastic home has great reception / entertaining space combined with a flexible layout ideally suited to modern family living. With several conservatory areas too, the property also connects indoor space with excellent well-kept gardens, and external facilities including workshop / garage / outbuildings too. In a tucked away position approached via shared private access, this is a superb home which not offers significant living space, inside and out.

Internally, this property briefly comprises: Entrance Hallway, 2nd Lounge open to Breakfast Kitchen, Lounge with Bar, Conservatory, from Kitchen - Conservatory / Utility, Conservatory 1, Hall, Master Bedroom with large Bedroom / potential bedroom 5, En-Suite Bathroom, Bedrooms 2 & 3, Family Shower Room.. Via stairs down, the Lower Ground Floor Landing leads to Games Room (with Former Built-In Jacuzzi), Office / Store, Bedroom 4 with En-Suite Bathroom 2, access to Plant Room and Garage. Externally, to the front of the property are the Front Driveway & Gardens, to the side is a Side Garden / Orchard and to the rear is Rear Parking, Double Garage with Workshop and detached Workshop / Store Rooms, Rear Gardens with lawn and mature planting.

Situated in the picturesque hamlet surroundings of Townsend Fold, this property enjoys a comparatively peaceful and tucked away setting, access via shared private access, which still benefits from easy access to Rawtenstall. With elevated views to the front and the East Lancashire Railway close by, the property really does have a great combination of a secluded feel while still being within convenient reach of all local amenities. Attractive natural surroundings are the icing on the cake for this lovely property, which really must be viewed to be fully appreciated.

Hallway

2nd Lounge 11'4" x 16'8"

Kitchen/Breakfast Room 11'11" x 20'7"

Conservatory Utility Room 7'10" x 19'6"

Lounge 29'6" x 18'11"

Conservatory 15'3" x 19'7"

2nd Conservatory 14'2" x 24'11"

Master Bedroom 14'4" x 22'4"

Dressing Room 9'3" x 22'4"

En-suite Bathroom 8'7" x 14'1"

Bedroom 2 11'4" x 9'11"

Bedroom 3 7'5" x 9'6"

Shower Room 11'11" x 6'8"

Lower Landing

Games Room 15'3" x 18'11"

Office 16'2" x 18'11"

WC 2'11" x 5'11"

Store

Bedroom 4 12'11" x 18'11"

En-suite Bathroom 9'7" x 12'1"

Plant Room 8'8" x 12'2"

Garage

Front Drive

Front Gardens

Side Gardens & Orchard

Rear Garden

Rear Double Garage & Workshop

Detached Workshop / Store Rooms

Agents Notes

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