



Rakefoot Farm

Holcombe Road | Rossendale | BB4 4AS

MSW HEWETSONS

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Price: £575,000

A detached private rural house rebuilt in 1991, situated in an elevated position with spectacular open views to three elevations.

Entrance Hall: Timber double entrance doors with feature leaded stain glass top lights. Feature sealed unit double glazed timber circular window to front elevation, two single panel central heating radiators. Half ceramic tiled, half cherry wood herringbone design parquet floor. Feature stone doors with timbered beams.

Inner Hallway: Gaining access to ground floor reception rooms and first floor accommodation. Cherry wood herringbone design parquet floor, single panel central heating radiator, sealed unit hardwood double glazed window to front elevation. Feature oak and leaded stained glass partition between hallway and kitchen.

Living Room/Dining Room: Sealed unit double glazed windows to front gable and rear elevations. Cherry wood herringbone set parquet floor. Four single panel central heating radiators, feature oak panelled walls and window seats.

Multi fuel, cast iron fire in corner with raised stone hearth, timber mantel and feature stone chimney breast. Approximately half this room is opening to the first floor accommodation with featured timber panelled ceiling and timbered balustrade at first floor level. Built in oak bar unit with oak and leaded stained glass canopy over.

Kitchen/Breakfast Room: Rayburn solid fuel stove supplying room heating, cooking facilities and secondary hot water. Range of solid oak kitchen fitments with wall and base units, ceramic tiled surfaces and splash backs, built in Electrolux oven, built in dishwasher, double bowl sink with mixer tap. Feature built in floor to ceiling terracotta wine rack.

Stone flagged floor, beamed ceiling, single panel central heating radiator, two sealed unit double glazed timber windows to rear elevation/conservatory/garden room. Broom cupboard/ under stairs area with shelves and lighting.

Sitting Room: Cast iron multi fuel stove in feature stone surround with timber mantel and raised slate hearth. Cherry wood herringbone design parquet floor. Two sealed unit double glazed hardwood timber windows to gable elevation, one sealed unit double glazed hardwood window to front elevation. Three single panel central heating radiators, timber beamed ceiling. Feature half oak tong and grooved panelling.

Study: Sealed unit double glazed window to front elevation, two sealed unit double glazed timber windows to inner gable elevation. Cherry wood herringbone design parquet floor, single panel central heating radiator, and feature archway back to sitting room.

Utility/Boiler Room: Ceramic tiled floor, Myson oiled fired boiler supply central heating, single panel central heating radiator, sealed unit timber double glazed window.

Particulars of Sale

Shower Room: Containing three piece suite, comprising shower cubical, pedestal wash hand basin, low level WC. Ceramic tiled walls and floor. Single panel central heating radiator, sealed unit double glazed timber window to gable elevation.

Rear Porch: Stone flagged floor.

Conservatory/Garden Room: Stone flagged floor, timber roof, double glazed side units.

First Floor

Staircase: Traditional timber staircase with balustrade. Three single panel radiators, sealed unit double glazed timber windows to front elevation, sealed unit double glazed timber feature circular window to gable elevation, Velux skylight. Open balustrade with timer frets looking down to living room.

Bedroom One (North gable elevation): Sealed unit double glazed timber windows to gable and rear elevation. Two panelled central heating radiators, feature beamed ceiling.

En Suite: Containing five piece suite, comprising corner bath, pedestal wash hand basin, low level WC, bidet and shower. Two single panelled radiators, ceramic tiled walls. Sealed unit double glazed timber windows to rear elevation.

Dressing Room: Built in cupboards and wardrobes.

Bedroom Two (South gable elevation): Fitted wardrobes, two panelled radiators, timber beamed ceiling, timber double glazed window to gable elevation.

House Bathroom: Containing four piece suite comprising bath, pedestal wash hand basin, low level WC and bidet. Ceramic tiled walls, panelled radiator, timber double glazed window to gable elevation.

Bedroom Three (South East elevation): Two panel central heating radiator, sealed unit double glazed timber windows to front elevation, Velux skylight.

Second Floor

Drop down ladder gaining attic storage:

External:

Detached Garage:

Double detached garage and workshop, constructed of block work with stone outer leaf and double pitched slate roof supported on timber. Light, power and water installed. Deisel generator and inverter system

Attached Car Port/Garage and Workshop:

There is car port area to the South gable elevation with attached workshop and garage.

Out Buildings:

Timber storage building with inspection pit and oil storage tanks

Parking: Large block paved parking area to the front of the property.

Construction

The property is constructed of coursed sandstone with a pitched slate roof supported on timber.

Side driveway: To the North elevation of the property is a block paved driveway leading to the rear of the property where there is a range of stone and timber built storage buildings.

Gardens: The property is set in 2.789 acres with surrounding mature shrubberies and informal garden areas.

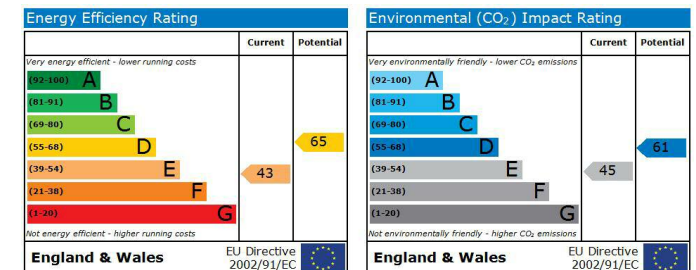
Services: No services are installed by the local authority, the property presently has a private water supply; septic tank and oil fired central heating, together with solid fuel stoves.

Electrical supply: The property is presently run by diesel generators with a separate battery and inverter system, which principally means the generators run when the property is fully utilised, but reverts back to battery supply when the house is dormant.

Tenure: Freehold with the benefit of vacant possession upon completion.

Planning: The property has previously has the benefit of planning permission for the erecting of a wind turbine, which has never been installed.

Please Note: These particulars are published as a guide to the property but their accuracy is not guaranteed. Neither the particulars nor any statement made by or on behalf of MSW Hewetsons is intended to form part of a contract of sale or warranty.



Rakefoot Farm House

Approximate Gross Internal Area (Including Garage & Excluding Void) :- 411 sq m / 4424 sq ft
 Garage :- 133 sq m / 1432 sq ft
 Outbuilding :- 52 sq m / 560 sq ft
 Total :- 596 sq m / 6415 sq ft



Outbuilding
(Not Shown In Actual Location/ Orientation)

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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