KEENANS
Sales & Lettings



Bishops Court, Rossendale, BB4 7FB

Offers Over £1,300,000

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Ground Floor

Entrance
Aluminium double glazed door to the hall.

Hall
13'4 x 10'9 (4.06m x 3.28m)
Underfloor water system heating, spotlights, smoke alarm, under staircase storage cupboard, wood effect Karndean flooring, doors to the open plan kitchen/dining/living area, door to the lounge, utility room and WC, staircase to the first floor.

Utility Room
13'4 x 10'11 (4.06m x 3.33m)
Two Aluminium double glazed windows, under floor water system heating, spotlights, extractor fan, a range of panelled wall and base units, granite surface, tiled splash backs, stainless steel sink and drainer with high spout mixer tap, plumbing for a washing machine and dryer, integrated water tank, wood effect Karndean flooring, aluminium double glazed door to the rear.

WC
7'10 x 4'2 (2.39m x 1.27m)
Aluminium double glazed window, under floor water system heating, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, wood effect Karndean flooring.

Open Plan Kitchen/Dining/Living Area
34'9 x 30'4 (10.59m x 9.25m)
Aluminium double glazed window, two vaulted skylights, two central heating radiators, under floor water system heating, spotlights, a range of panelled wall and base units, marble surface, tiled splash, inset composite sink and mixer tap and boiling water tap, integrated high rise electric Hoover oven and combination microwave, four door Stoves range cooker with a seven ring gas hob and extractor hood, integrated full length fridge and freezer, integrated dishwasher, centre island with breakfast bar, cast iron multi fuel burner with granite hearth and surround, wood effect Karndean flooring, single glazed double doors to the lounge, two aluminium double glazed bi-folding doors to the rear.

Lounge
22'10 x 12'4 (6.96m x 3.76m)
Aluminium double glazed window, under floor water system heating, cast iron multi fuel burner with stone tiled hearth and surround, television point m, smoke alarm.

First Floor

Landing
14'7 x 12'11 (4.45m x 3.94m)
Aluminium double glazed window, two central heating radiators, smoke alarm, loft access, doors to five bedrooms and a family bathroom.

Bedroom One
32'9 x 24'2 (9.98m x 7.37m)
Two Aluminium double glazed windows, three central heating radiators, television point, open to the walk in wardrobe, aluminium double glazed sliding doors to the Juliette balcony.

Walk In Wardrobe
8'3 x 6'9 (2.51m x 2.06m)
Spotlights, fitted wardrobes, door to the en suite.

En Suite
10'2 x 8'3 (3.10m x 2.51m)
Aluminium double glazed frosted window, chrome heated towel rail, under floor water system heating, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, inset shelving, tiled elevations, spotlights, extractor fan, wood effect Karndean flooring.

Bedroom Two
15'3 x 10' (4.65m x 3.05m)
Aluminium double glazed window, central heating radiator, television point, open to the walk in wardrobes.

Walk In Wardrobe
8' x 4'4 (2.44m x 1.32m)
Spotlights, fitted wardrobes, door to the en suite.

En Suite
7'11 x 6'4 (2.41m x 1.93m)
Aluminium double glazed frosted window, chrome heated towel rail, under floor water system heating, a three piece suite comprising of a direct feed rainfall shower enclosure with rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, wood effect Karndean flooring.

Bedroom Three
12'4 x 11'4 (3.76m x 3.45m)
Aluminium double glazed window, central heating radiator, fitted wardrobes, television point.

Bedroom Four
12'4 x 11'1 (3.76m x 3.38m)
Aluminium double glazed window, central heating radiator, fitted wardrobes, television point.

Bedroom Five
Aluminium double glazed window, central heating radiator.

Bathroom
8'3 x 7'7 (2.51m x 2.31m)
Aluminium double glazed frosted window, chrome heated towel rail, under floor water system heating, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, panelled bath with a direct feed over head shower and mixer tap, extractor fan, inset shelving, spotlights, wood effect Karndean flooring.

External
Wrap around gardens with laid to lawn, bedding, Indian stone patio, decking, mature shrubs, power, lighting, apple orchard, ground source pump, access to the double garage, access and around 3.4 acres of agricultural land with one thousand planted trees with access to a summer house, converted stables, greenhouses and polytunnels and private lane.

Double Garage
24'4 x 19'10 (7.42m x 6.05m)
Power, lighting, rechargeable battery system, electric up and over garage door.

Summer House
15'9 x 12'6 (4.57m'2.74m x 3.66m'1.83m)
Wood panelled elevations, wood cladding to the ceiling, spotlights, cast iron multi fuel burner, integrated panelled base units, granite effect surface, inset composite sink with mixer tap, three wine coolers, sauna, stone flagged flooring.

Converted Stable/Annex
20'7 x 17'6 (6.27m x 5.33m)
UPVC double glazed window, Velux window, a range of panelled wall and base units, solid wood surface, tiled splash backs, inset composite sink and drainer with mixer tap, integrated high rise electric Hoover oven, integrated fridge, spotlights, television point, wood effect Karndean flooring, door to the WC, staircase to the first floor mezzanine.

WC
6' x 3'9 (1.83m x 1.14m)
Two piece suite comprising of a dual flush WC, pedestal wash basin with cold water tap, tiled elevations, inset shelving, extractor fan, spotlights, wood effect Karndean flooring.

First Floor Mezzanine
20'7 x 8'5 (6.27m x 2.57m)
Spotlights, smoke alarm, door to the shower room.

Shower Room
6'3 x 3'8 (1.91m x 1.12m)
Chrome heated towel rail, electric feed walk in shower, tiled elevations, spotlights, extractor fan, tiled flooring.

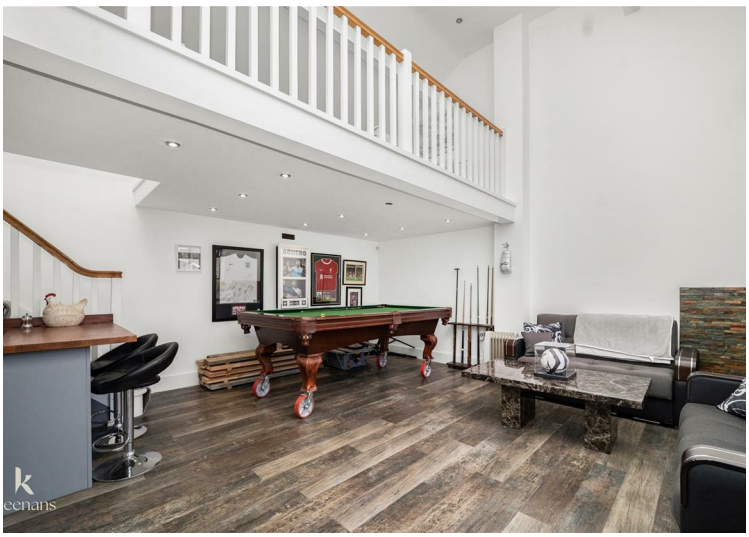
Polytunnels (both)
23'10 x 11 (7.26m x 3.35m)
Power, water system.

Chicken Hut
8' x 8' (2.44m x 2.44m)

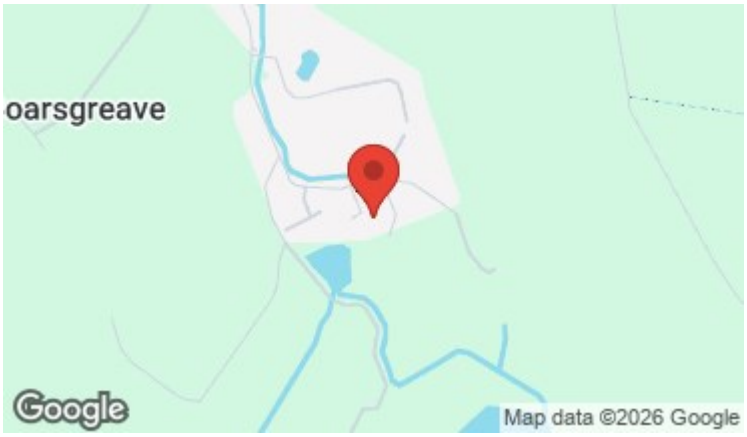
Green House
23'10 x 11 (7.26m x 3.35m)
Concrete base, power.



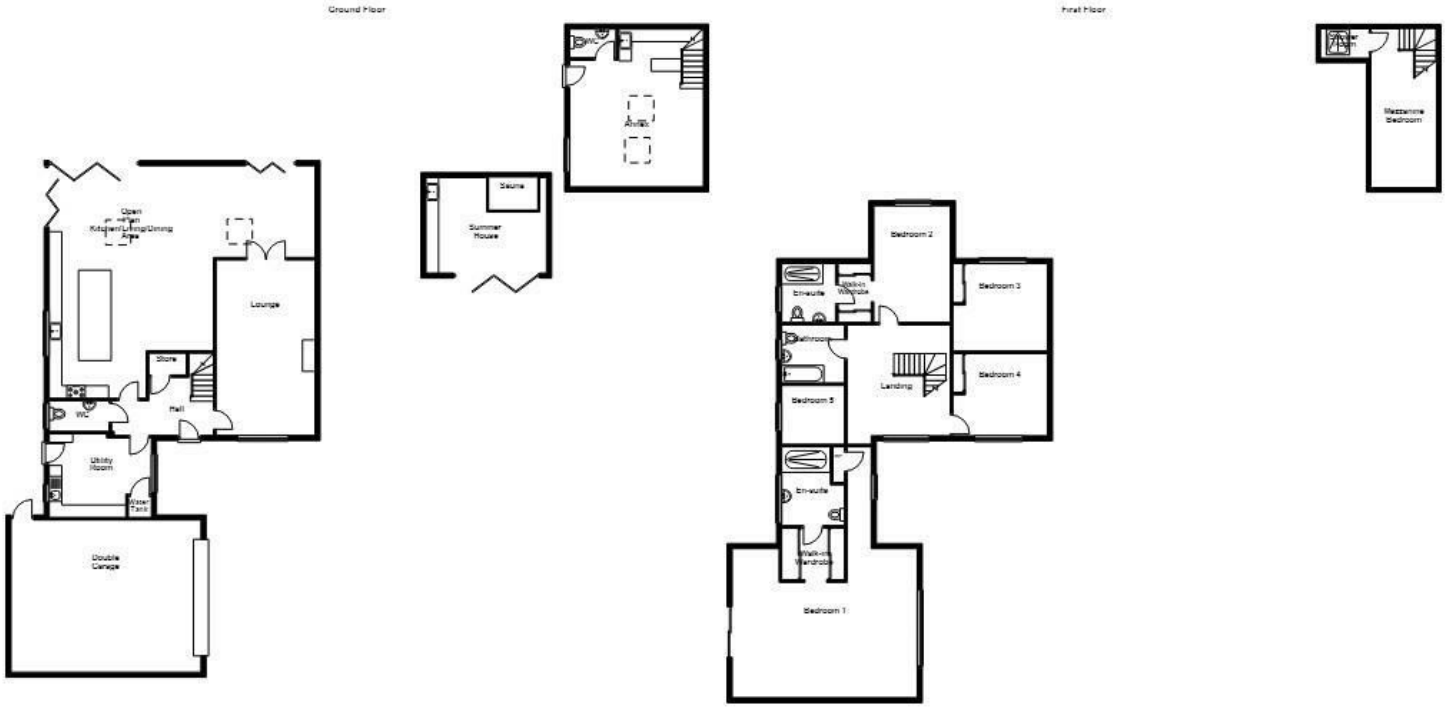


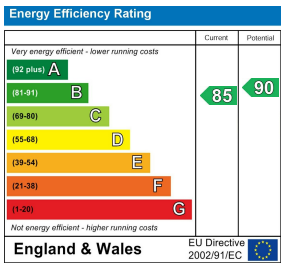












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