
CONSTABLE LEE
LOWER BARN



A BARN WITH A STORY TO TELL

Dating back to the 18th century, Constable Lee Lower Barn is a distinctive four-bedroom detached home that brings together its agricultural heritage, carefully considered contemporary interiors and an elevated outlook across the Rossendale Valley. Reconstructed in the 1980s and extensively improved in more recent years, the property has evolved into a substantial family home while retaining a strong connection to its agricultural heritage. Exposed stonework and decorative timber beams bring warmth and traditional character to the interiors, complemented by bespoke fittings and contemporary finishes that create a considered balance between old and new. Its appeal extends beyond the interiors. Landscaped gardens, an extensive decked terrace and a south-facing balcony provide different opportunities to enjoy the outdoors, while the independent shops, restaurants and amenities of Rawtenstall remain conveniently accessible. The approach to Constable Lee Lower Barn gives a first impression of its surroundings, with established gardens softening the stone exterior and a broad, resurfaced driveway providing generous off-road parking. A substantial garage offers further space for vehicles, storage or hobbies, with its proportions also lending themselves to uses such as a home gym. A Pod Point electric vehicle charger, exterior lighting, CCTV and an alarm system add practical touches.











CHARACTER MEETS CONTEMPORARY LIVING

The entrance porch introduces the building's heritage through exposed stone walls, a timber-panelled ceiling and traditional tiled flooring. Leaded windows and a decorative glazed entrance door bring natural light into this welcoming space, while arched timber doors open through to the hallway. Inside, substantial ceiling beams and exposed stonework continue the connection to the property's origins, complemented by herringbone-laid Porcelanosa wood-effect floor tiles that extend through much of the ground floor. The staircase provides an attractive focal point, with the space beneath transformed into a bespoke wine storage and bar area. Fitted bottle racks, display shelving and a wine cooler make this a thoughtful addition for those who enjoy entertaining, with the contemporary installation sitting comfortably against the traditional architecture.









AT THE HEART OF THE HOME

The kitchen and dining area is one of the home's most impressive spaces, designed and installed by Stuart Frazer to combine streamlined contemporary styling with the warmth of the original building. Sleek, handleless cabinetry in contrasting neutral and charcoal finishes is complemented by quartz worktops and a substantial central island. Its waterfall-edge worktop creates a striking focal point, while an extended timber breakfast bar provides an informal place for morning coffee or conversation while cooking.











Integrated appliances include a Miele induction hob with built-in extraction, two Siemens ovens, a microwave, warming drawer and dishwasher, alongside a Quooker boiling water tap. Extensive cabinetry provides storage without interrupting the clean lines, while hydronic underfloor heating adds comfort beneath the Porcelanosa flooring. Bespoke James Kok pendant lights and smart lighting controls allow the atmosphere to change throughout the day, from bright and practical during meal preparation to softer lighting for an evening with friends. The kitchen opens into a spacious dining area, with generous proportions that comfortably accommodate a substantial dining table, creating an inviting setting for family meals and larger gatherings. A stone-clad feature wall, timber-framed windows and illuminated display cabinets introduce warmth and texture, providing an attractive contrast to the kitchen's streamlined cabinetry. With generous proportions and an open layout, the room accommodates everything from leisurely weekend breakfasts to larger celebrations, allowing cooking and dining to become part of the same occasion. A separate utility room keeps household tasks away from the main living areas, while a ground-floor wc adds further convenience.



RELAXED LIVING

Away from the kitchen, the main lounge has a more traditional feel, with decorative beams, textured Lincrusta wallcoverings and vintage-style black cast-iron radiators adding depth to the interior. A substantial stone fireplace housing a multi-fuel stove provides a natural focal point, particularly during the colder months. The room's proportions allow for several seating arrangements, making it equally suited to evenings around the fire or spending time together as a family.









Double doors open directly outside, while an adjoining reception room, formerly a conservatory, offers a different perspective of the garden. With an insulated ceiling, lightweight slate-effect tiled roof and recessed lighting, it has been adapted for greater comfort throughout the year. Surrounded by glazing, this additional room is particularly appealing for reading, enjoying a morning coffee or simply taking in the greenery outside. A separate study, accessed from the lounge, provides a dedicated place to work from home, with enough separation from the main accommodation for concentration when needed.











A SUITE OF YOUR OWN

Upstairs, four double bedrooms provide accommodation for family and guests, with the principal suite offering a particularly well-considered arrangement. Designed to create distinct sleeping and dressing areas, the suite has a sense of its own. A floating super king-size bed and full-height upholstered headboard bring a contemporary finish to the sleeping area, while the adjoining dressing space incorporates bespoke fitted wardrobes, a made-to-measure dressing table and a large mirror. Glazed doors open onto a south-facing balcony, where the surrounding hills provide a backdrop to a morning coffee or a quiet moment at the end of the day. The changing landscape becomes part of the experience of the room, with views across the valley throughout the seasons. The adjoining en-suite has been remodelled with a wet-room-style shower, vanity unit and recessed illuminated cabinet, complete with integrated power points.



A second double bedroom benefits from its own en-suite shower room, solid wood flooring and a substantial storage area, making it particularly suitable for guests or older children. The remaining two bedrooms are comfortable doubles with fitted wardrobes, offering flexibility as family needs change. Serving these rooms is a spacious family bathroom, where a freestanding bath provides an inviting place to unwind. Twin Duravit washbasins and a separate rainfall shower complete the room. The staircase and landing have also benefited from updated plasterwork, carpeting and LED lighting, continuing the considered finish throughout the upper floor.







OUTSIDE, WITH A VIEW

The gardens have been arranged to make the most of the property's elevated position, with areas for outdoor dining, relaxation and enjoying the surrounding landscape. To the front, an established rockery adds interest to the approach, while a small patio provides a pleasant place to enjoy the south-westerly aspect. The main outdoor entertaining area is found to the rear, where a substantial decked terrace accommodates dining furniture and relaxed seating. A rustic timber bar with stools adds a sociable touch, making this an inviting place for summer barbecues, drinks with friends or evenings spent outside.



Established hedging and mature planting create a leafy backdrop, while views towards the Lancashire moors bring a sense of the wider landscape into the garden. As daylight fades, the hillsides and neighbouring communities take on a different appearance, with lights appearing across the valley. The current owners have particularly enjoyed watching fireworks from the property on Bonfire Night and New Year's Eve. Practical additions include low-maintenance woodgrain-effect uPVC fencing, outdoor electrical sockets, water taps and updated exterior lighting.







IN THE NEIGHBOURHOOD

Rawtenstall has developed into a thriving town with a strong independent spirit, where traditional Lancashire character sits alongside a growing collection of cafés, restaurants, bars and independent shops. The town centre has plenty to offer throughout the day, from leisurely breakfasts and coffee with friends to evenings spent exploring its restaurants and bars. Traditional pubs, independent businesses and a bustling market contribute to the local atmosphere, while community events bring further activity throughout the year. The surrounding Rossendale Valley offers a different pace, with wooded valleys, open moorland and hillside trails providing opportunities for walking, cycling and exploring. The landscape is an important part of life here, offering plenty of reasons to spend time outdoors throughout the seasons. Whitaker Park is a popular local destination, with landscaped grounds and The Whitaker Museum and Art Gallery providing exhibitions, a café and cultural events. The East Lancashire Railway adds another dimension, with heritage train journeys through the valley towards Ramsbottom and Bury. Nearby Crawshawbooth, Helmshore and Ramsbottom offer further places to discover, each with its own collection of independent cafés, traditional pubs and local attractions. Together, they contribute to the appeal of this part of Rossendale, where town life and the surrounding countryside complement one another.



TRAVEL

Constable Lee Lower Barn is well positioned for travel across Lancashire and Greater Manchester, with the nearby A56 providing access to the M66 and M65 motorway networks for journeys towards Manchester, Bury, Burnley and Blackburn. The X43 Witch Way bus service connects Rawtenstall with Burnley and Manchester, while Bury Interchange offers onward travel into Manchester city centre via the Metrolink tram network.

SCHOOLS

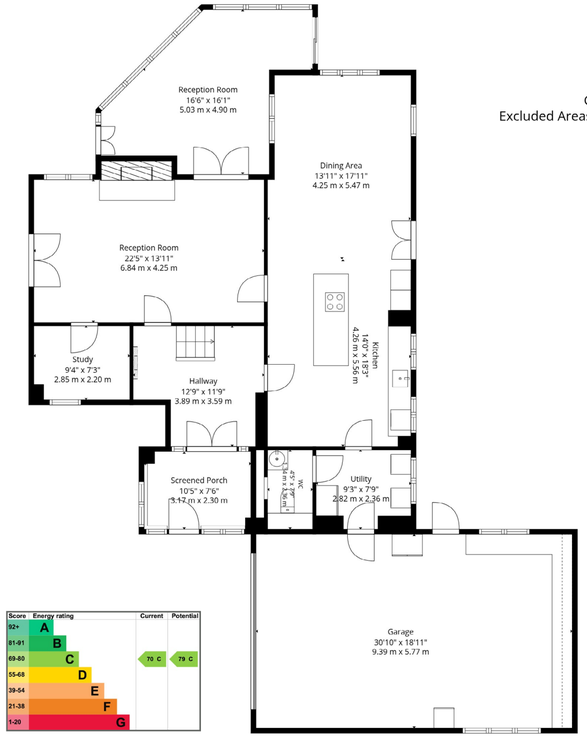
Families also have a choice of education locally, including Rawtenstall St Paul's Church of England Primary School and St Mary's Roman Catholic Primary School. Alder Grange School is situated close to the property, while Bacup and Rawtenstall Grammar School provides a selective secondary option within Rossendale. Independent education is also available at Bury Grammar School, which operates a school coach service covering parts of Rossendale.

KEY FEATURES

- Distinctive four-bedroom detached barn conversion with 18th-century origins and views across the Rossendale Valley
- Bespoke Stuart Frazer kitchen with quartz worktops, substantial island, premium integrated appliances and smart lighting
- Spacious dining area with stone feature wall, illuminated display cabinetry and room for entertaining
- Generous lounge with exposed beams, substantial stone fireplace and multi-fuel stove, plus additional reception room and separate study
- Bespoke under-stair wine storage and bar area with fitted bottle racks, display shelving and wine cooler
- Four double bedrooms, including a principal suite with bespoke dressing area, en-suite shower room and south-facing balcony
- Spacious family bathroom with freestanding bath, twin Duravit washbasins and separate rainfall shower, plus a second bedroom en-suite
- Landscaped gardens with extensive decked terrace, outdoor timber bar and elevated views towards the Lancashire moors
- Substantial garage, generous off-road parking, EV charging point and extensive improvements, including substantial electrical rewiring and upgraded heating and hot water systems
- Conveniently positioned for Rawtenstall town centre, independent shops and restaurants, well-regarded schools and transport links to Manchester and beyond

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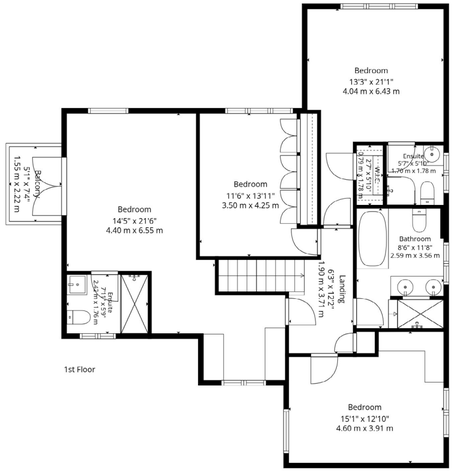
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Ground Floor

Total: 3195 sq. Ft, 297 m2
Ground Floor: 2045 sq. Ft, 190 M2, 1st Floor: 1150 sq. Ft, 107 m2
Excluded Areas: Fireplace: 14 sq. Ft, 1 M2, Balcony: 37 sq. Ft, 3 M2, Undefined: 4 sq. Ft, 0 M2,
Walls: 231 sq. Ft, 21 m2

Created By Sona Media. Measurements Deemed Highly Reliable But Not Guaranteed.



1st Floor

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BURTON JAMES

UNIQUE & PRESTIGE HOMES

01706 396356 | hello@burtonjames.co.uk