

1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk

Farrow & Farrow
ESTATE & LETTING AGENTS



Farrow & Farrow
ESTATE & LETTING AGENTS



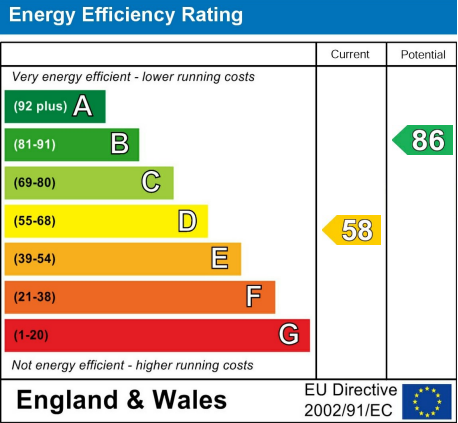
- Lench Fold Clough, Rawtenstall, Rossendale
- 3 Bedroom, Grade II Listed, Semi-Detached Family Home
- Beautifully Presented Throughout
- Superb Valley Views
- Gated Driveway Parking
- Good Size Reception Space
- Detached Garden Pod
- Viewing Highly Recommended - By Appointment Only
- What3Words Location - ///robe.sage.swim

Higher Lench House, Lench Road, Rossendale, BB4 7AF

£400,000
Offers Over

Higher Lench House, Lench Road, Rossendale, BB4 7AF

Enjoying a commanding position with breath-taking views, this beautifully presented Grade II Listed three-bedroom semi-detached home offers generous gardens, a detached garden pod and gated parking. Viewing is highly recommended by appointment.



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 Farrow & Farrow 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.

Higher Lench House sits in a small hamlet setting at the head of Lench Road and enjoys stunning views out across the Rossendale Valley. Being Grade 2 listed the property has a fabulous character feel, particularly with the vaulted and beamed bedrooms, while a modern extension further adds to the space and quality of accommodation provided.

There is also a detached Garden Pod in an elevated location, ideal for use as a home office / gym / etc. This is a lovely additional space which makes the most of the property's position and outlook too.

Sympathetically restored and beautifully presented throughout, this property is a wonderful rural home with good size reception space, gated driveway parking and a setting which really makes the most of the surrounding rural aspects.

Please Note - The property had planning for a first floor extension which has now lapsed. Planning Refence 2017/0484 Rossendale Planning.

Internally, this property briefly comprises: Entrance Porch, Lounge, Dining Room, Breakfast Kitchen with Store and WC. The ground floor features Karndean flooring areas and has underfloor heating throughout. Off the first floor Landing are Bedroom 1 with Dressing Room and En-Suite Shower Room, Bedrooms 2 & 3 and the Bathroom. Externally, to the side of the property is gated Driveway Parking and in front of the Lounge, accessed from steps to the front of the property, is a deck with views. To the rear, the Patio & Deck with low maintenance garden area have steps leading up to the Detached Garden Pod, with Deck and Further Garden Beyond. From this, Valley views are genuinely outstanding and a real draw for this property.

Situated away from main roads and in a hamlet of similar properties accessed via a lane, the property enjoys a setting that cannot be underestimated and a view out that really is exceptional. Viewing here in person is certainly recommended, in order to appreciate all that this property has to offer.

Please note: This property's rural setting means access is not suitable for vehicles with very low ground clearance or for unconfident drivers. We have accessed the property successfully ourselves in a variety of normal vehicles, from a sports car to SUVs without problem, but this may not suit every vehicle or driver. Please ensure you are happy with access before booking a viewing.

Vestibule

Dining Room 12'0" x 18'3"

Lounge 15'9" x 17'9"

Kitchen/Breakfast Room 13'1" x 16'2"

WC 4'11" x 4'1"

Store

Landing

Bedroom 1 11'8" x 11'1"

Dressing Room 5'4" x 5'0"

En-suite Shower Room 5'6" x 4'11"

Bedroom 2 10'4" x 9'2"

Bedroom 3 9'3" x 7'2"

Bathroom 8'2" x 5'10"

Front Decking

Side Gated Driveway

Rear Patio, Decking and Garden

Upper Garden with Garden Pod

Agents Notes

Disclaimer

