

£485,000
Freehold



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Tap Stone House, Hud Hey Road, Haslingden, Rossendale, Lancashire BB4 5JL



Features

- An elegant, characterful four bedroomed residence
- Providing most modern day requirements whilst retaining the imposing charm and character of the period
- Offering space and size rarely found in this area, which is sure to catch the eye of potential purchasers
- Three spacious reception rooms, one of which being bay fronted
- Modern fully fitted kitchen & Utility
- Original Features Throughout
- Porch, Large Hallway, Cloak Room & Guest Wc
- Two Family Bathrooms
- Large Driveway for Several Cars
- Rear Countryside Views
- Well Maintained Front, Side & Rear Gardens with Patio Areas
- Viewing is an absolute must as interest is due to be high and is strictly by appointment

Summary of Property

**** A STUNNING FOUR DOUBLE BEDROOM FAMILY HOME ** THREE RECEPTION ROOMS ** ORIGINAL FEATURES THROUGHOUT ** MUST SEE FREEHOLD PROPERTY **** 'Tap Stone House' is a stunning heritage property dating back to 1593, exuding character and charm. Set within its own beautifully manicured grounds with surrounding gardens and a gated driveway, this residence boasts meticulously restored original features throughout. Thanks to its current owners, the property is in pristine condition and includes modern enhancements such as a state-of-the-art kitchen and a rear conservatory. Surprisingly spacious, the home offers a warm entrance porch that opens into a grand hallway with a sweeping staircase to the first floor, as well as doors leading to three reception rooms, a cloakroom, and the breakfast kitchen. Two of the reception rooms feature intricate stained glass windows, ornately carved plasterwork, and multi-fuel stoves. The kitchen is equipped with an array of oak-paneled cabinets, a solid granite countertop, an island, and premium integrated appliances, along with modern touches like pull-out larders, pop-up socket points, and vegetable drawers. The kitchen connects to both the conservatory and a utility room. Upstairs, a spacious landing leads to two luxurious bathrooms and four well-sized double bedrooms, one with an adjoining dressing room or nursery/office. Outside, the property enjoys well-maintained gardens with lawns, a pond, a decking area, and vegetable planters. A large, block-paved driveway at the front, secured by double gates, completes this remarkable home.

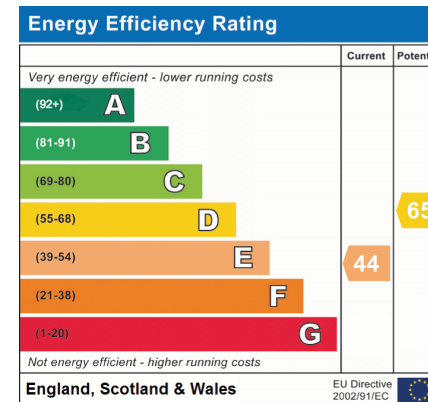
Viewing is highly recommended and is strictly by appointment via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Rossendale Council: G Annual Amount: £3849.77 Approx.

Flood Risk: Very Low



Local Authority

Rossendale Council

Band G

Tax Band Amount: £3849.77

Room Descriptions

Ground Floor

Entrance
Original heavy wood frosted door leading into the porch.

Porch
Comice coving to the ceiling, original plaster mouldings and a wood glazed door to the hall.

Hallway
Stairs to the first floor, central heating radiator, comice coving to the ceiling, central heating radiator, original plaster mouldings, smoke alarm and doors leading to the kitchen, to three reception rooms, to the cellar and to the cloak room.

Lower Ground Floor Cellar
Access through the trap door.

Cloak Room
Coat hooks and a door leading to the WC.

Guest WC
UPVC double glazed frosted window, low basin WC, pedestal wash basin and a Vaillant combination boiler.

Living Room
Hardwood double glazed bay window with stained glass upper panel, television point, original plaster mouldings and a cast iron multi-fuel fire with antique surround.

Sitting Room
Three hardwood double glazed windows with stained glass upper panel, two central heating radiators, cast iron multi-fuel burning stove to the chimney breast, television point, original plaster mouldings and comice coving to the ceiling.

Dining Room
Hardwood double glazed sash window, central heating radiator, alcove storage, real wood flooring and a picture rail.

Dining Kitchen
UPVC double glazed window, UPVC double glazed window with a fitted window seat, upright radiator, a range of Oak panelled wall and base units, solid granite work surfaces and upstands, central island with a glass top, space for an under-counter fridge, integrated dishwasher, Siemens twin electric ovens with grill and microwave in a high rise unit, pull out ironing board, pantry cupboards, vegetable baskets, stainless steel moulded one and half bowl sink, surface drainer and high spout mixer tap, space for an American fridge freezer, induction hob, extractor hood, pan drawers, pull up sockets, two gas plinth heaters, electric plinth heater, display units, spotlights, Kamdean flooring, double doors leading to the utility and a door leading to the conservatory.

Conservatory
Fully UPVC double glazed surrounding windows, pitched glazed roof, Kamdean flooring, central heating radiator, telephone point and UPVC double glazed French doors leading to the

garden.

Utility Room
Central heating radiator, Kamdean flooring, plumbing for utilities and a hanging maiden.

First Floor

Landing
Skylight to the loft, comice coving to the ceiling, smoke alarm, central heating radiator and doors leading to two bathrooms and to four bedrooms.

Bedroom One
Two UPVC double glazed windows, two central heating radiators, Oak flooring, coving to the ceiling and loft access.

Bedroom Two
UPVC double glazed window, central heating radiator, picture rail and a door leading to the dressing room.

Dressing Room
UPVC double glazed window, central heating radiator and a picture rail.

Bedroom Three
UPVC double glazed window, central heating radiator and original plaster mouldings.

Bedroom Four
Hardwood double glazed sash window, ornamental sash window and a central heating radiator.

Bathroom One
UPVC double glazed frosted window, Victorian style radiator, four piece suite comprises: a wood panelled bath, corner shower enclosure with electric feed shower head, twin flush WC, table top wash basin, part-tiled elevations, tiled flooring.

Bathroom Two
UPVC double glazed frosted window, three piece suite comprises: corner shower enclosure with direct feed rainfall shower head, pedestal wash basin, low basin WC, a roll top slipper bath with telephone taps, tile effect flooring, fitted cupboard, spotlights and fully-tiled elevations.

Outside

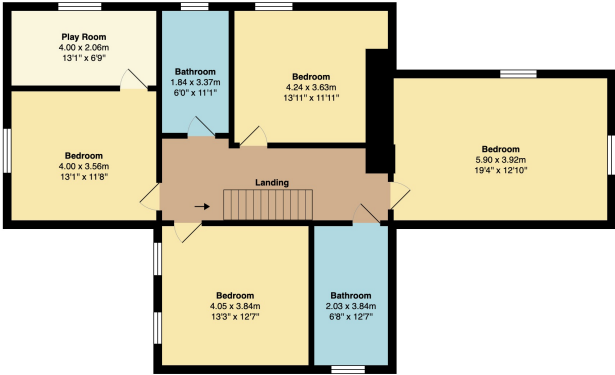
Gardens & Parking
Front - A driveway providing off-road parking for numerous vehicles, with planted beds.

Rear And Side - Laid to lawn garden with patio areas, a log store, a shed, vegetable patch, a pond with countryside views





Ground Floor
Area: 125.3 m² ... 1349 ft²



First Floor
Area: 108.8 m² ... 1171 ft²

Total Area: 262.2 m² ... 2822 ft²

General Disclaimer
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements
All measurements quoted are approximate.

Fixtures, Fittings & Appliances
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.