





PROPERTY DESCRIPTION

**** EQUESTRIAN BUYERS LOOK OUT ** MUST SEE PROPERTY ** 6 ACRES INCLUDED + OPTION FOR AN ADDITIONAL 11 ACRES ****

If you are looking for the perfect property for equestrian use and animals, Roundhill Lodge offers an exceptional opportunity. Sitting on the edge of a 17-acre estate, this impressive stone-built family home, constructed in 1991, combines generous proportions with impeccable maintenance. The property includes outstanding equestrian facilities, featuring four purpose-built stables, two barns, and two securely fenced grazing fields spread across 11 acres. Currently offered with 6 acres of land, there is also the option to purchase an additional 11 acres by separate negotiation, making this an ideal residence for horse enthusiasts or those seeking extensive land for animals or separate storage away from the main residence. This five bedroom home comes to the market for the first time since it's construction in 1991 which has balance between character and contemporary. Bespoke-designed to maximize both comfort and style, the property enjoys a pleasant southerly rural aspect to the rear. Constructed with meticulous attention to detail by the current owners, no expense has been spared in the pursuit of pure practicality. Offering approximately 3,500 square feet of living space, the well-proportioned accommodation is ideally suited to modern lifestyles.

The ground floor begins with an entrance porch opening into a grand hallway, leading to a spacious lounge complete with a feature multi-fuel stove and stone fireplace. Further accommodation includes a formal dining room, a stunning open-plan dining kitchen with patio doors to the garden, a practical utility room, and a convenient downstairs cloakroom. On the first floor, a generous landing gives access to four large double bedrooms. The principal bedroom benefits from a stylish en-suite shower room and walk-in wardrobe, while the remaining rooms are served by a three-piece family bathroom and a separate W.C. The second floor is dedicated to a versatile fifth bedroom, currently used as a large entertaining space with a built-in bar and an adjoining office, offering flexibility for a variety of lifestyles. Front Exterior: Remote-controlled electric gates open onto a spacious cobbled driveway with access to a double garage, providing ample parking for multiple cars or even a motorhome. Rear Exterior: To the back, there is a flagged and cobbled patio leading to a beautifully private garden, set against a backdrop of open countryside with far-reaching views across Roundhill and beyond.

Opposite the property lies approximately six acres of land, accompanied by a block of stables and two barns, all serviced with well water and electricity. The site is well-suited for equestrian use or offers potential for further development, subject to the necessary consents.

Haslingden, Rossendale is a quaint Victorian mill village renowned for the fantastic local schools, access to an abundance of footpaths and bridleways, including the West Pennine Bridleway, and access onto the M66 and M65, making traveling into Manchester, Blackburn and Burnley, or onto the M60 and M6 extremely convenient. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Rossendale Council: G Annual Amount: £4034.29 Approx.





ROOM DESCRIPTIONS

Ground Floor

Front Porch

A composite double glazed front door, UPVC double glazed front window, radiator, tile flooring, ceiling coving and wall light.

Hallway

UPVC double glazed front window, radiators, ceiling coving, ceiling spotlights and stairs leading to the first floor landing.

Guest WC

A two piece white suite comprising of a low-level WC, wash hand basin, fully tiled walls, tile flooring, extractor unit and ceiling point.

Inner Hallway

Tile flooring, radiator, tiled walls and ceiling point.

Lounge

UPVC double glazed front windows, UPVC double glazed French patio doors and windows, radiators, TV points, feature multi fuel stove with feature stone surround, ceiling coving, TV points, wall lights and ceiling points.

Dining Room

Double glazed rear windows, radiator, wall lights and ceiling coving.

Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complementary work surfaces, single bowl sink unit with drainer, hot water tap, four ring induction hob with extractor unit above, double electric oven, integrated microwave, fridge and dishwasher, breakfast bar, radiator, light tunnels, ceiling spotlights, under unit lighting, wood effect flooring, UPVC double glazed French patio doors and TV point.

Utility Room

Range of base units with complementary worksurface, plumbed for washing machine and dryer, radiator, tiled flooring, fully tiled walls, loft access, ceiling point and double glazed rear windows.

First Floor

Landing

UPVC double glazed front windows, radiator, ceiling coving, ceiling rose and ceiling point.

Bedroom One

UPVC double glazed front windows, radiators, fitted wardrobes and units, TV point, ceiling coving, ceiling spotlights and ceiling fan.

Walk-in Wardrobe

Fitted wardrobes, radiator, ceiling coving and ceiling point.

En-Suite Shower Room

A walking three-piece suite comprising of a walk-in shower room, lower level WC, wash hand basin, fully tiled walls, chrome towel radiator, shaver point, extraction unit, ceiling spotlights and UPVC double glazed side window.

Bedroom Two

UPVC double glazed front windows, radiator, ceiling coving and ceiling point.

Bedroom Three

Double glazed rear windows, radiator, ceiling coving and ceiling point.

Bedroom Four

Double glazed rear windows, radiator, ceiling coving and ceiling point.

Family Bathroom

A three piece white suite comprising of a walk-in shower unit, built-in roll top bath with mixer tap and showerhead, wash hand basin, fully tiled walls, radiator, tile flooring, ceiling coving, ceiling point and double glazed rear windows.

Separate WC

A two-piece white suite comprising of a low-level WC, wash hand basin, fully tiled walls and flooring, radiator, ceiling coving, ceiling point and double glazed rear window.

Second Floor

Bedroom Five

Three Velux rear windows, radiators, storage into eaves, ceiling spotlights, built-in bar, power points and TV points.

Office/Sewing Room

Electric wall mounted heater, power points and ceiling point.

Outside

Double Garage

A electric up and over garage door, power points, two Combi boilers, ceiling points and side door leading outside.

Parking & Gardens

Front: Remote controlled electric double gates, Large cobbled driveway for several cars, well maintained boards and shrubs, external lighting, additional manual double gates and stone wall boundary.

Rear: A well maintained low maintenance rear garden, cobbled patio and York stone areas, well established borders and shrubs, external lighting, gated access access to both sides, two greenhouses, well maintained lawn area, borders shrubs. Beautiful stunning rear views over local farmland and beyond.

Externally

Stables, Barns & Land

Directly opposite the property is an excellent 6-acre plot of farmland — an ideal opportunity for buyers with animals or an interest in farming. Offering the perfect balance of convenience and privacy, it provides easy access while remaining separate from the main residence. Connected to well water and electricity.

Stable Block One - 2 x Stables with powers points, ceiling points, water point.

Tac Room - Front window, ceiling point and power points.


Barn - Hydraulic lift, water tank, ceiling points and power points. Double doors leading outside.

Stable Block 2 - 2 x Stables

Barn 2 - Flagged floor with double doors.

Additional Land

Additional 11 acres available by separate negotiation.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			72	75
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	
				

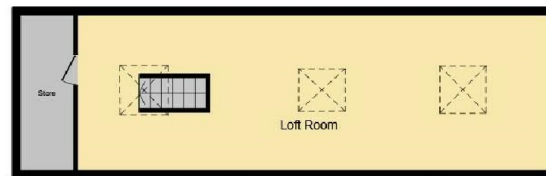
FLOORPLAN



Ground Floor



First Floor



Second Floor

Total floor area 322.9 m² (3,476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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.