

£935,000
Freehold



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Roundhill Lodge, Roundhill Road, Haslingden, Rossendale, Lancashire BB4 5TU



Features

- 6 Acres Of Land + Additional 11 Acres For Sale
- Stables / Outbuildings In Addition To The Land
- A Stone Five Bedroom Individually Detached Family Home
- Electric Gates, Large Driveway & Double Garage
- Front Porch, Hallway & Guest WC
- Spacious Lounge with Feature Stone Fireplace
- Dining Room, Modern Fitted Dining Kitchen & Utility Room
- Five Double Bedrooms
- Family Bathroom & Separate WC
- Stunning Panoramic Front & Rear Views
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** 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 its 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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

Local Authority

Rossendale Council

Band G

Tax Band Amount: £4034.29

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 work surface, 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 power 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.

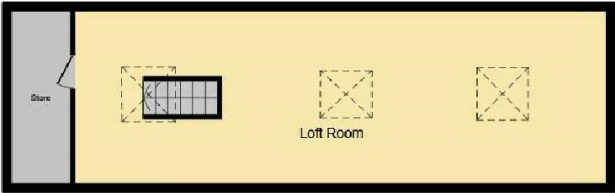




Ground Floor



First Floor



Second Floor

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

General Disclaimer
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 inaccuracy. Every care has been taken with the preparation of these Sales Particulars but a complete accuracy cannot be guaranteed. The information is provided on a 'best endeavours' basis. We warrant that the information is true to the best of our knowledge and belief. 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.