

£1,075,000
Freehold



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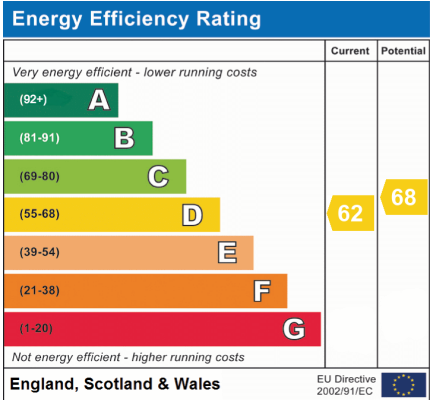


Features

- A Stunning Four Bedroom Farm House Conversion
- Spacious Lounge with Feature Log Burning Stove
- Study & Utility Room
- Large Entrance Hallway & Guest
- Picture Landing Window with Feature Glass Stairs Glass Staircase
- Large Open Plan Contemporary Dining Kitchen with Appliances
- En-Suite Shower Room & Walk-in Wardrobe to Main Bedroom
- Jack & Jill En-suite Shower Room & Family Bathroom
- Large Gravelled Driveway To Front and Rear For Ample Off Road Parking & Detached Double Garage
- Superb Extensive Garden & Beautiful Patio Areas
- Fantastic Rural Location in Hawkshaw Village with Stunning Farmland Views
- Freehold Property
- Viewing is High Recommended and is Strictly By Appointment Only

Summary of Property

Ravenshore Farm is an exceptional redevelopment of a former period farmhouse, beautifully reimagined to create a unique and luxurious detached stone residence. Occupying an enviable position down a private lane off Holcombe road, the property enjoys breathtaking panoramic views across the surrounding open countryside, perfectly situated between the highly sought-after villages of Holcombe and Helmshore. Sympathetically rebuilt and extensively remodelled over the past two decades, Ravenshore Farm seamlessly blends timeless character with contemporary architectural design. The property has been professionally extended to provide spacious, versatile family accommodation, finished to an exacting standard throughout. Every aspect of the home has been meticulously renovated, creating light-filled interiors that effortlessly combine original features with modern luxury. Exposed stonework and traditional ceiling beams complement sleek contemporary finishes, while a log-burning stove forms an impressive focal point within the principal living room, creating a warm and inviting atmosphere. A particularly rare and valuable feature of the property is the newly constructed detached stone outbuilding. Designed with flexibility in mind, it offers an ideal solution for those working from home, creating a self-contained office or studio, while also lending itself perfectly to multi-generational living or guest accommodation for elderly relatives wishing to remain close by whilst enjoying their own independence. The main house offers superbly proportioned accommodation arranged over two floors. The welcoming entrance hallway immediately sets the tone for the quality found throughout the home and provides access to a stylish contemporary guest WC. The spacious family lounge enjoys delightful countryside views and centres around an inset log-burning stove. A separate study provides an ideal home office or snug, while the stunning open-plan dining kitchen forms the true heart of the home, thoughtfully designed with an excellent range of quality units, generous workspace and ample room for both family living and entertaining. A separate utility room offers additional practicality and storage. A striking glass staircase rises to the first-floor landing, where a large picture window frames the spectacular surrounding landscape and floods the space with natural light. The first floor comprises four generous double bedrooms, all beautifully presented. The impressive principal suite benefits from a walk-in dressing room together with a luxurious contemporary en-suite shower room. Two further double bedrooms are served by a stylish Jack and Jill en-suite, while the remaining bedroom is complemented by an elegant four-piece family bathroom featuring a freestanding bath, separate shower enclosure and high-quality fittings. Externally,



Local Authority

Rossendale Council
 Band D
 Tax Band Amount: £2516.04

Room Descriptions

Ground Floor

Entrance Hallway

A composite front door, radiators, tiled effect flooring, and glass and oak staircase.

Guest WC

A modern two piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, radiator, extractor unit, tiled flooring and ceiling point.

Lounge

UPVC double glazed bi-folding patio doors, feature log burning stove with fireplace, ceiling beams, wall lights, radiators and TV point.

Study

UPVC double glazed front window, radiator, tile effect flooring and ceiling spotlights.

Open Plan Dining Kitchen

A contemporary modern fitted kitchen with a range of wall and base units with complimentary granite work surface, five ring induction hob with extractor unit above, single bowl sink unit with mixed tap and drainer, pop-up plug sockets, LED lighting, two integrated electric ovens, plate warmer, dishwasher, wine fridge, fridge, breakfast bar, radiator, TV point, feature lighting, ceiling spotlights, UPVC double glazed front, side and rear windows. UPVC double glazed bi-folding patio doors.

Utility Room

Wall units with complimentary work surfaces, plumbed for washing machine and dryer, space for freezer and fridge, boiler, ceiling spot lights, tiled effect flooring and UPVC double glazed front window.

First Floor

Landing

UPVC double glazed feature rear window, ceiling beams, radiators and ceiling spotlights.

Bedroom One

UPVC double glazed French patio doors, radiators, ceiling beams, wall lights, loft access and ceiling point.

Walk-in Wardrobe

UPVC double glazed front window, radiator and ceiling spotlights.

En-Suite Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, low-level WC, wash hand basin with storage drawers underneath, electric wall mounted mirror, radiators, tiled flooring, part tiled walls, extractor unit, ceiling beams and ceiling spotlights. UPVC double glazed front window.

Bedroom Two

UPVC double glazed front window, radiator, ceiling beams, tile effect flooring and ceiling point.

Jack & Jill En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage cupboard, electric wall mounted mirror, radiator, part tiled walls, loft access, extractor unit, ceiling spotlights and UPVC double glazed side window.

Bedroom Three

UPVC double glazed rear window, ceiling beams, radiator, tiled flooring and ceiling point.

Bedroom Four

UPVC double glazed front window, radiator, ceiling beams and ceiling point.

Family Bathroom

Contemporary four piece white bathroom suite comprising of a freestanding bath with mixer tap, walk-in shower unit, low level WC, wash hand basin, radiator, part tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

A detached double garage with two double garage doors, power points and ceiling points.

Outbuilding

Re-built stone outbuilding including - UPVC double glazed windows, composite door and electric points.

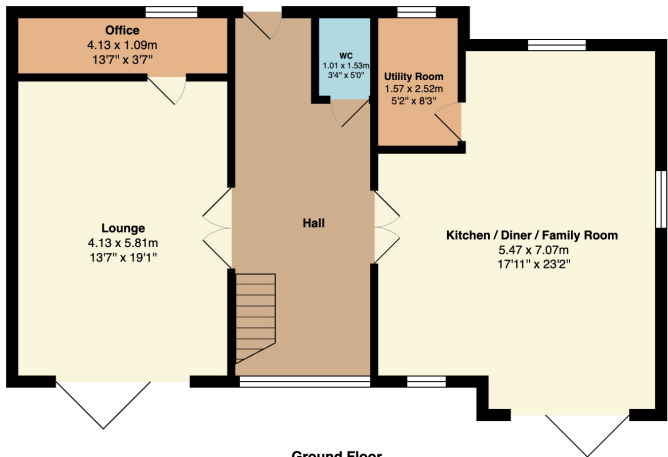
Gardens & Parking

Front: Large double stone driveway for ample off road parking, well maintained garden frontage with stone wall and large double gates.

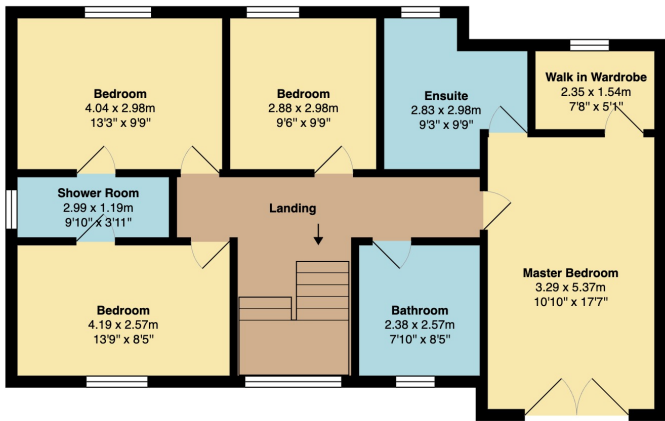
Rear: A large paved patio area, outside water tap, external power points and external lighting, well-maintained lawn area, well established borders and shrubs, bin storage area, additional composite decked patio area with storage area underneath, large stone driveway leading down to the double garage.



Floorplan



Ground Floor
Area: 88.5 m² ... 952 ft²

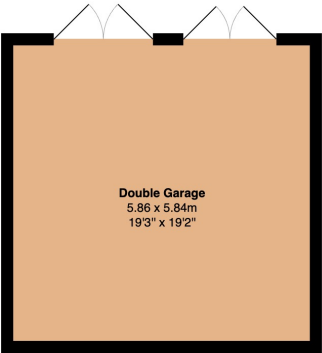


First Floor
Area: 88.5 m² ... 952 ft²

Total Area: 243.9 m² ... 2626 ft²



Outbuilding
Area: 32.8 m² ... 353 ft²



Outbuilding
Area: 34.2 m² ... 368 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.