

# No. 2 Hollin Lane Barns, Hollin Lane Farm, Hollin Lane, Rawtenstall, Rossendale BB4 8TE



**Burnley 8 Miles**

**Bury 10 Miles**

A bespoke development of a detached stonebuilt barn into three dwellings the two end dwellings now sold. No.2 Hollin Lane Barns is still available for sale comprising a three bedroom property with extensive south facing views of unspoilt rural Lancashire and car parking with lawn with pathway to the front door and patio with bifold doors to the kitchen/dining room. To the rear of the house is a rear entrance to the lounge and the rear access can be used for delivery vehicles. Manchester is within easy reach being only 30 minutes travel by direct bus route. Rawtenstall is a thriving community with shops, supermarkets and schools in close proximity. The property is freehold and comes with full construction warranty.

**Council Tax Band D**

**EPC Band E**

**Price £389,000**

**Viewing** By appointment through the selling agents

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

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The accommodation provides as follows.

### **Lounge**

16' 0" x 10' 2" fitted carpet, rear glazed entrance, rear window and recessed ceiling lights.

### **Kitchen / Dining Room**

32' 6" x 16' 0" / 10' 4" / 12' 0" laminate floor throughout including the utility and front entrance hallway. Kitchen area with full fitted range of painted wall cupboards and wood effect work top units incorporating a one and a half bowl sink unit and Lamona range of fittings comprising dishwasher, four ring ceramic cooking hob with overhead extractor, eye level microwave with oven under, tall fridge with freezer under in matching painted cupboard surround and open area under the stairway to the first floor. The dining area is a single storey extension to the main structure and has a velux roof light and double glazed bifold doors to the front patio. There are recessed ceiling lights throughout as with the utility and front entrance hall.

### **Utility**

8' 6" x 5' 3" with wood effect work top incorporating a stainless steel single drainer sink unit. There is a low flush toilet. There is a closet with electric meter, trip switch box and controls for the underfloor heating to the ground floor.

### **Hall**

With double glazed entrance door, velux roof light and open access to the kitchen and dining area.

### **First Floor**

A carpeted single flight stairway leads to a carpeted landing with entrances to three bedrooms and the bathroom. There is a wall radiator and pull down loft ladder for access to the loft area housing a domestic hot water system.

### **Landing**

10' 0" x 6' 0" with fitted carpet and wall radiator.

### **Bedroom 1**

16' 0" x 10' 2" with fitted carpet, exposed roof trusses, rear window, wall radiator, walk in wardrobe closet and ensuite with curved glass shower, toilet and wash basin.

### **Bedroom 2**

12' 4" x 9' 0" with fitted carpet, front window and wall radiator.

### **Bedroom 3**

12' 8" x 6' 7" with fitted carpet, front window and wall radiator.

### **Bathroom**

6' 4" x 5' 6" with laminate floor and three piece suite in white comprising bath with glass side panel and shower fitting, toilet, wash basin and chrome wall mounted heated towel rail.

### **Services**

Mains water and electricity. Joint sewage treatment plant with two neighbouring properties. Upvc double glazed windows, velux roof lights front and back doors and bifold patio doors. Electric central heating with underfloor heating to the ground floor and wall radiators to the first floor landing and bedrooms.

## Kitchen Dining Room





**Kitchen**



**Lounge**

**Hall**



**Utility**



**First Floor Landing**



**Bathroom**



**Bedroom 1**

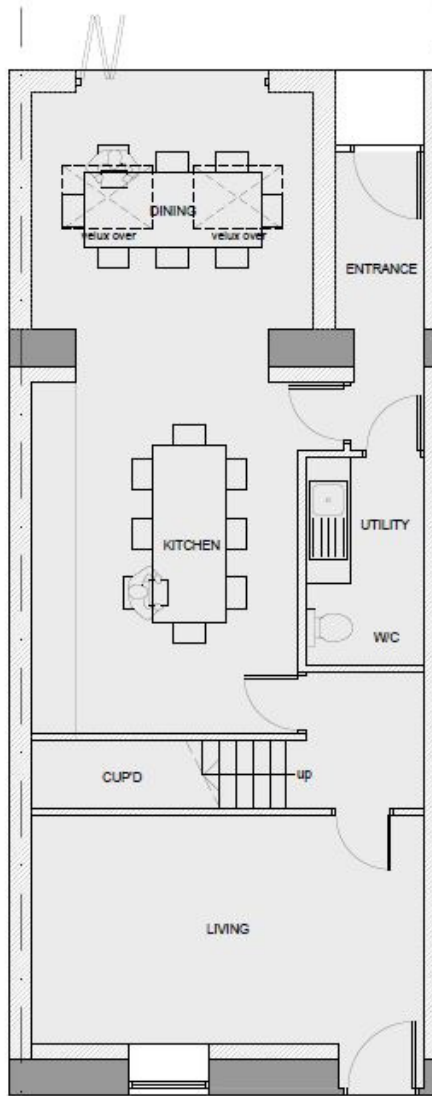




**Bedroom 2**



**Bedroom 3**



PLOT 2

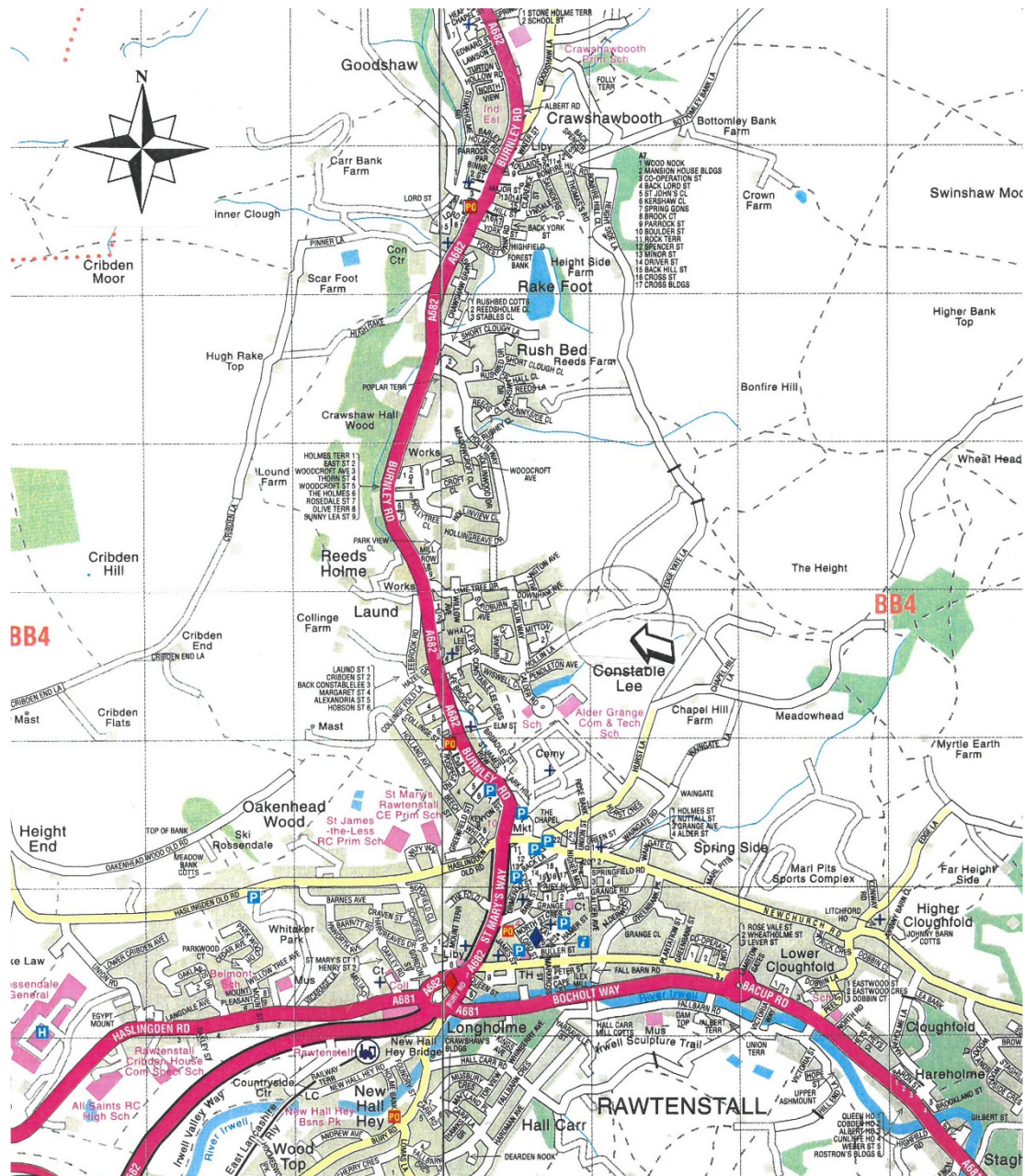
GROUND FLOOR PLAN



PLOT 2

FIRST FLOOR PLAN

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



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