

**Wholaw Tongue Farm, Coal Pit Lane, Shawclough Road,
Rossendale BB4 9SB**



Rawtenstall – 3 Miles

Haslingden – 5 Miles

Wholaw Tongue Farm is a former traditional farmstead which has been totally renovated extending the living accommodation into the adjoining barn with the privacy of 22.42 acres of surrounding meadow and pastureland and a complete new range of cattle sheds with multi purpose use including equestrian, small animal or storage. Rawtenstall, Haslingden and Bacup are all in close proximity representing a thriving community with shops, supermarkets and schools. Manchester city centre is only 30 minutes away down the A56 Bury bypass. The house renovation has been undertaken meticulously and exterior stone walls all have an inner block lining with double cavity insulation and painted interior finish. All the ground floor has underfloor piped heating from two boiler sources as is the master bedroom ensuite. Bedroom 2 ensuite is electric underfloor heating and the rest of the first floor is radiator heating. All interior doors are solid light oak as is the stairway and some wall panelling. Sanitary ware throughout is all in white porcelain with chrome wall mounted heated towel rails. Improvement work is still to be carried out with concrete and tarmac surfacing to the farm road up to the farm building complex, tarmac surfacing to the house front parking and turning areas and rolling and reseeding to the field areas to the front and rear of the house and buildings.

Council Tax band F

Energy Performance Certificate band D

Price £1,675,000 (one million six hundred and seventy five thousand pounds)

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Viewing By appointment through the selling agents

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The Hall



Ground Floor (1300 sq ft) An open front entrance porch with two stone columns supporting a slate roof and painted wood panel door gives entrance to the hall with living space with underfloor heating throughout as follows.

The Hall 18' 0" x 16' 8" with oak parquet flooring, light oak wall panelling one metre high, return stairway to the first floor, front window, glass pendant centre ceiling chandelier, cloaks with oak parquet flooring, full height wall tiling, chrome wall mounted heated towel rail, vanity hand wash basin, w.c. and 3 recessed ceiling lights, doors to the lounge on the right, utility ahead and on the left three stone steps down to the dayroom kitchen.

Lounge 17' 6" x 10' 10" with oak parquet floor, front and gable windows, painted wood wall panelling, ornate marble surround fireplace with multi fuel combustion stove standing on a marble hearth, glass pendant centre ceiling light and open doorway to the sun lounge.

Sun Lounge 22' 6" / 19' 2" x 10' 10" with oak parquet floor, three tier bifold patio window with separate tall windows each side, large wall mounted television screen and 11 recessed ceiling lights.

Utility 11' 0" x 9' 6" with oak parquet floor, full height tiled walls, range of cream painted wood wall cupboards and granite top base units with Belfast white porcelain sink, space and plumbing for a clothes washer, coat rail with base boot cupboards, brass five arm centre ceiling light and rear entrance door to an open porch with steps.

Dayroom Kitchen 26' 9" x 18' 0" with oak parquet floor, range of three tier, two tier and two tier bifold windows to the rear and one window to the front, 12 recessed ceiling lights to the kitchen area and glass pendant chandelier to the dining area, Aga electric two plate cooker recessed with overhead extractor between a Hisense double door fridge, base freezer and overhead cupboards to one side and tall double cupboard to the other side, Rangemaster electric oven with five ring gas hob, range of white painted wall cupboards and white marble top matching island unit with storage cupboards under.

First Floor (1850 sq ft) A return stairway in light oak with one metre high light oak wall panelling and carpeted treads leads to a spacious landing 17' 10" x 8' 8" / 7' 8" with fitted carpet, front window, wall radiator and two glass pendant centre ceiling chandeliers with entrance to master bedroom 1 on the left and three steps down to the right to a corridor landing with fitted carpet, front window with undersill radiator, small front window, wall radiator and entrance to bedroom 3, bedroom 2 and the gymnasium keep fit room.

Master Bedroom 1 22' 4" x 18' 1" including the walk in wardrobe. The bedroom has a fitted carpet, front and gable windows both with undersill radiators, glass pendant centre ceiling light and walk in wardrobe with fitted carpet, wall radiator, two tier hanging rails both sides, full height shoe rack at the far end and recessed ceiling lights. **Ensuite** 32' 1" x 10' 10" with piped water underfloor heating, tiled walls full height with figures of romans and chariots sculptured in relief in panels at ceiling height with base up lighting, 17 recessed ceiling lights, sauna with pine panelled walls and seating, steam room with tiled floor and white upvc wall panelling and seating, gable and three rear windows, separate toilet with tiled floor, tiled walls, vanity hand wash basin and w.c, glass panel open front shower with fittings, double vanity wash basins each with separate wall mirrors, chrome wall mounted heated towel rail, Victorian style free standing bath and a Balboa couple side by side jacuzzi at a raised level with mosaic tile step up sides.

Middle Bedroom 3 14' 8" x 14' 7" including the ensuite with fitted carpet, rear window with undersill radiator, glass pendant centre ceiling light and ensuite with tiled floor, full height tiled walls, small rear window, chrome wall mounted heated towel rail, curved glass shower closet, vanity wash basin and w.c.

Bedroom 2 14' 5" x 12' 6" with fitted carpet, rear window with undersill radiator, glass pendant centre ceiling and 4 recessed ceiling lights. **Ensuite** 18' 7" x 6' 0" with tiled floor, full height tiled walls, electric underfloor heating, chrome wall mounted heated towel rail, rear window, glass panel open front shower with fittings, vanity wash basin, w.c. and 4 recessed ceiling lights.

The Lounge



Gymnasium Keep Fit Room 33' 0" x 11' 9" fitted treadware carpet, front window, large wall mounted television screen, 5 large and 4 small recessed ceiling lights, ceiling panel warm and cold air convector and second entrance to bedroom 2 ensuite.

The adjoining barn (1200 sq ft) comprises as follows.

Boiler Room 20' x 13' with arched doorway, concrete floor, biomass wood pellet boiler and wood burning boiler both interactive to providing underfloor house heating to the ground floor, bedroom 1 ensuite, first floor central heating radiators and domestic hot water. There is a corner flight wood stairway to first floor storage with sloped ceiling.

Barn 40' x 18' with concrete floor, large open front, rear single door entrance currently being fitted with insulation board to the internal walls. The gymnasium keep fit room is above.

Farm Food Preparation Room 16' x 13' barn gable leanto with tiled floor, single door entrance, spiral metal stairway to a loft storage room, extensive stainless fittings including double fridge, shop counter, sink and drainer and fluorescent ceiling strip lighting.

Outbuildings

Four Bay Car Port 50' x 15' earth floor, open front, wood frame structure with steel sheet and space boarding sides under steel sheet mono pitch roof cladding.

Dog Kennel 18' x 15' constructed of stone walls with upper steel sheet or spaceboard sides, internal blockwork divisions, wire mesh secure divisions and kennel fronts under steel sheet monopitch roof cladding.

Services Mains water pumped under 2 bar pressure from Coal Pit Lane. Mains electricity with three phase in the barn. Klargester sewage treatment plant. 48kw output biomass pellet boiler and 100kw output wood burner providing underfloor, radiator and domestic water heating. LPG bottled gas for the gas hob electric oven. Upvc white double glazed windows throughout.

The Farmbuildings are newly constructed in steel and timber frame with concrete floors, steel sheet roof cladding, side cladding and open fronts in two complexes as follows.

Upper Complex (5850 sq ft)

5 Bay Shed 75' x 30'

2 Bay Shed 30' x 30'

4 Bay Shed 60' x 30'

Central yard connecting all open fronts

Rear 2 Bay Shed 20' x 15' open front

Rear 3 Bay Shed 30' x 20' open front

Manure Store 20' x 15' with concrete sleeper sides

Lower Complex (3425 sq ft)

3 Bay Shed 45' x 25'

4 Bay Shed 50' x 30'

Lock up Shed 40' x 20'

Central yard connecting all three buildings

Three Polytunnels

Piggery 45' x 25' with 2 large and 3 small pens

The Farmland extends to 22.42 acres of meadow and pasture shown on the attached plan with a boundary edged red.

Schedule

part 2735	6.90	grass
part 4441	3.63	grass
5238	1.94	grass
4530	1.56	grass
4130	0.25	house & buildings
part 5733	3.08	grass
2750	2.01	grass
3454	1.05	grass & compound
part 4553	<u>2.00</u>	grass
	<u>22.42</u>	acres or thereabouts

The Sun Lounge



Dayroom Kitchen



Utility



Gymnasium



First Floor Landing



Middle Bedroom 3



Master Bedroom 1



Bedroom 1 Ensuite



Bedroom 2



Bedroom 2 Ensuite

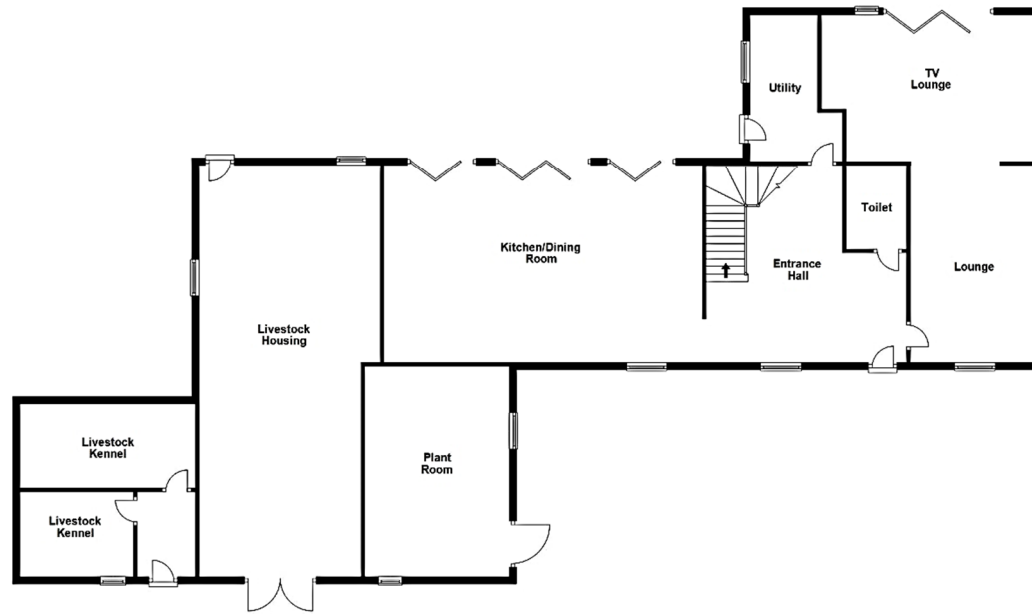


Bedroom 3 Ensuite

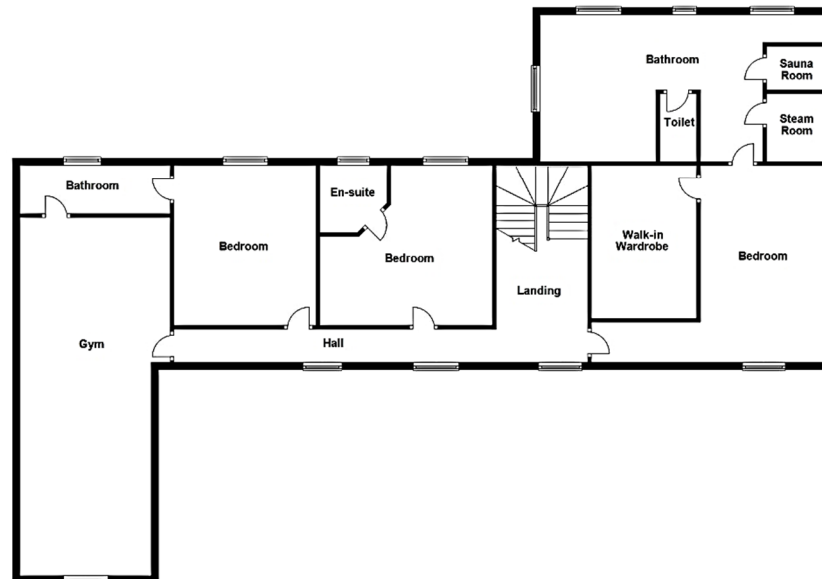


Floor Plan

Ground Floor



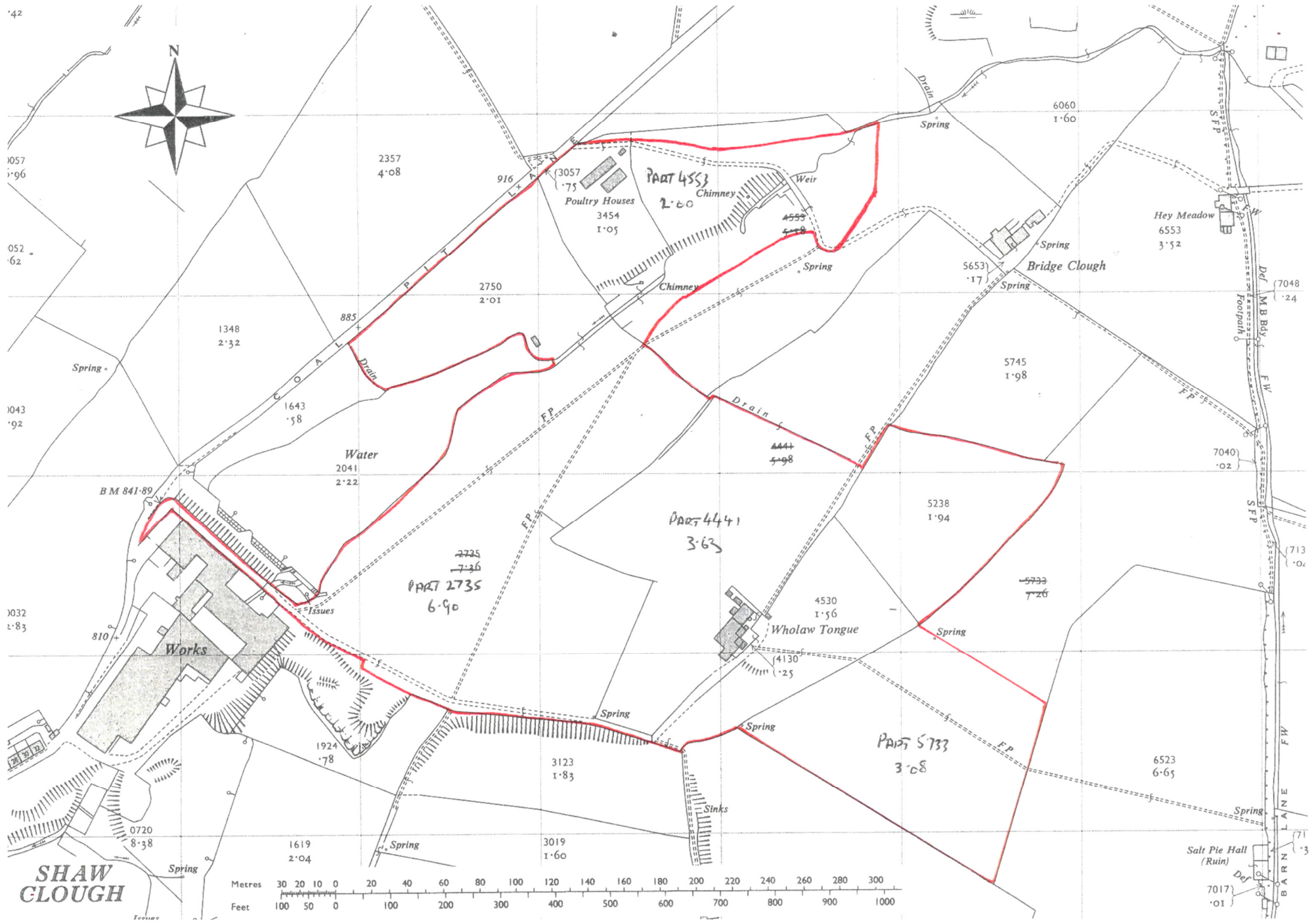
First Floor

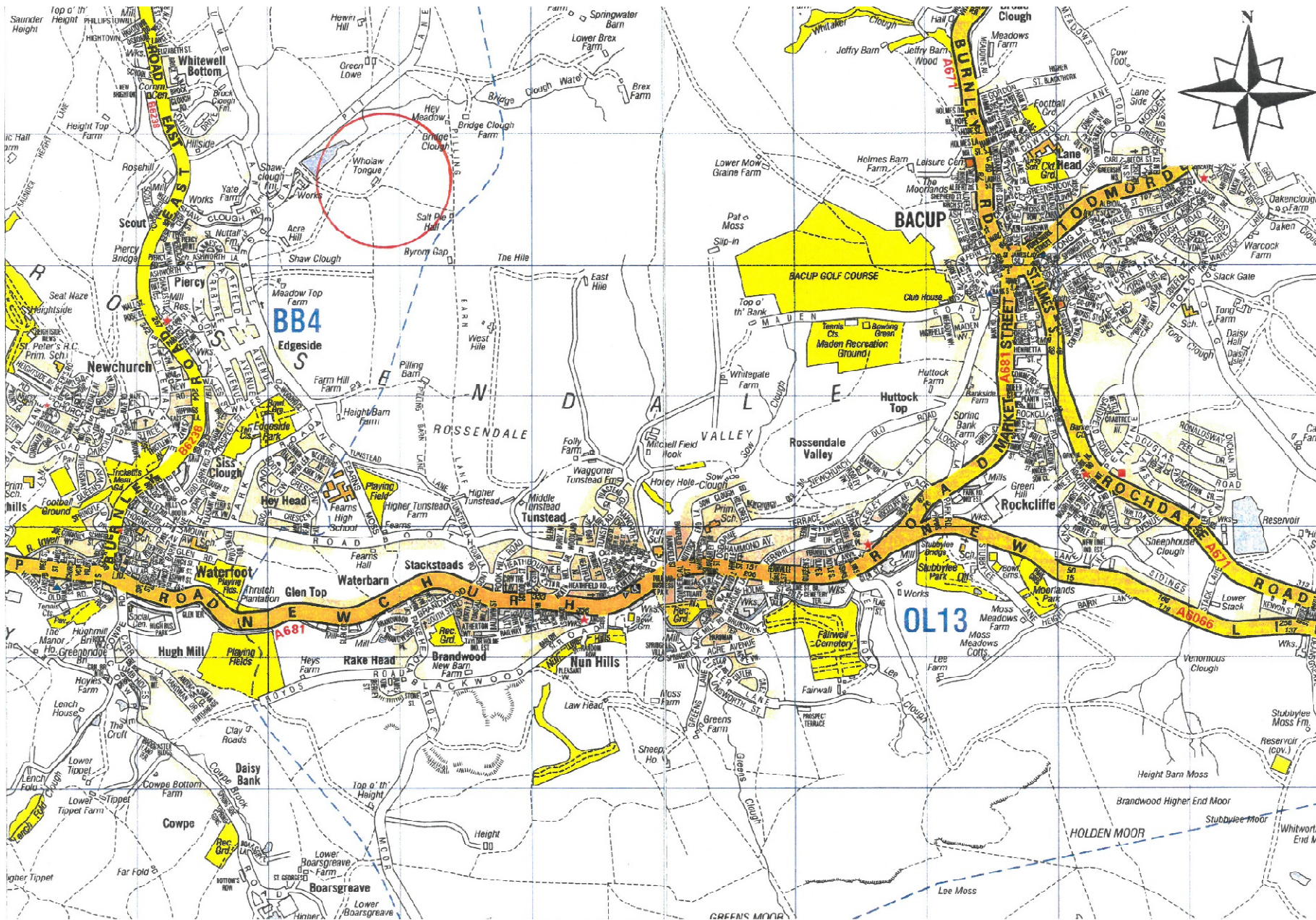


For illustration purposes only, not to scale.
Plan produced using PlanItUp

Wholaw Tongue Farm, Waterfoot, Rossendale

Plan





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