



Burnley - 8 Miles

Bury - 10 Miles

**1 The Barn**  
**Hollin Lane Farm**  
**Hollin Lane**  
**Rawtenstall, Rossendale**  
**BB4 8TE**  
**£425,000**

A bespoke development creating three spacious attached dwellings with extensive south facing views. Plot 1 comprises Ground Floor, Living Room, Utility and Toilet, Kitchen with open plan dining area with glazed patio bifold doors to the garden and First Floor master bedroom with ensuite and walk in wardrobe, two further bedrooms and family bathroom. Manchester is within easy reach being only 30 minutes travel by direct bus route. The property is freehold with vacant possession on completion comes with full construction warranty. Rawtenstall is a thriving community with shops, supermarkets and schools in close proximity to this development which also benefits rural tranquillity.

Viewing by appointment through the selling agents.

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## **Plot 1**

is the easterly section in final completion stage and is priced at £425,000.

## **Living Room**

5.2m x 3m (17' 1" x 9' 10") with rear entrance.





## Kitchen

4.7m x 3.5m (15' 5" x 11' 6") with fitted range of quality work tops and wall cupboards.



## Dining Room

3.7m x 3.5m (12' 2" x 11' 6") with bifold glazed doors to the garden.





## Utility and Toilet

3m x 1.5m (9' 10" x 4' 11") with front entrance hallway (additional measurement).



## Master Bedroom

4.2m x 3.3m (13' 9" x 10' 10") with ensuite shower room and walk in wardrobe (both additional measurements).





## Bedroom 2

3.5m x 3m (11' 6" x 9' 10") with exposed roof truss.



### Bedroom 3

3.5m x 2.3m (11' 6" x 7' 7") with exposed roof timber.





## Bathroom

2m x 2m (6' 7" x 6' 7") with three piece suite.



## Landing





## Views of Rural Surround







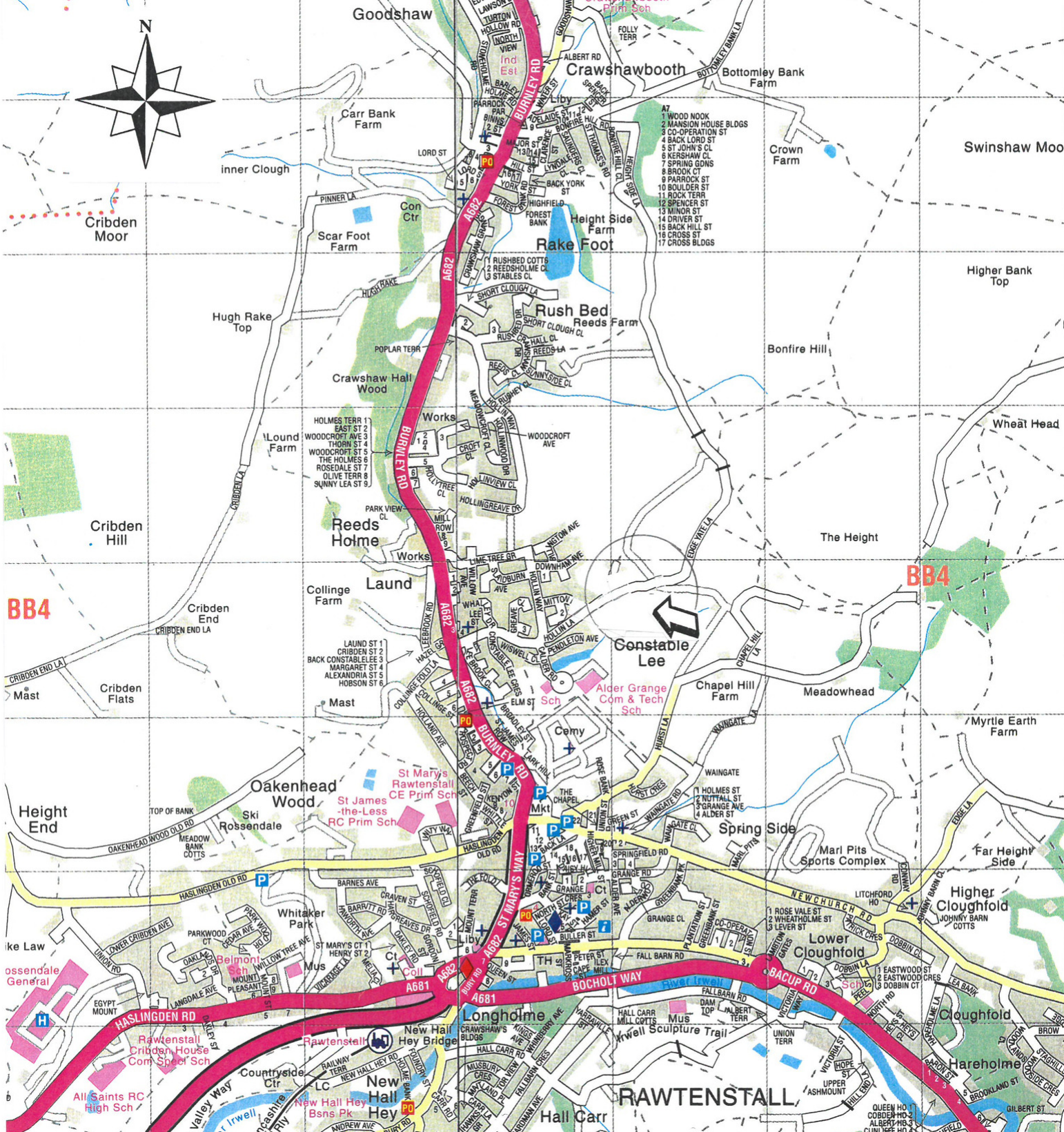
**Plot 2**

is the middle section close to completion and is priced at £415,000.

**Plot 3**

is the westerly section with accommodation over three floors with completion scheduled for September 2021 and is priced at £435,000.





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