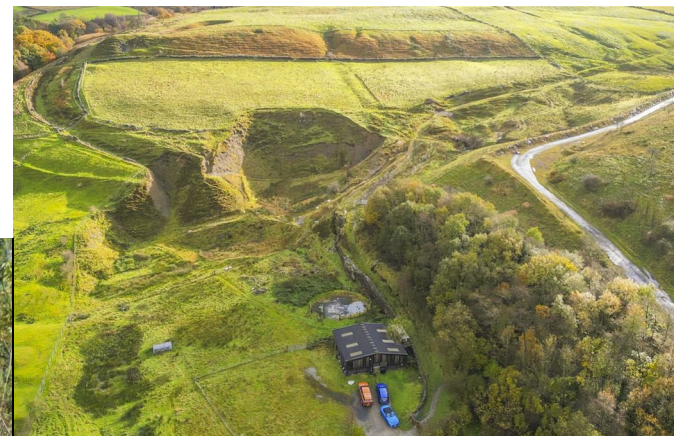




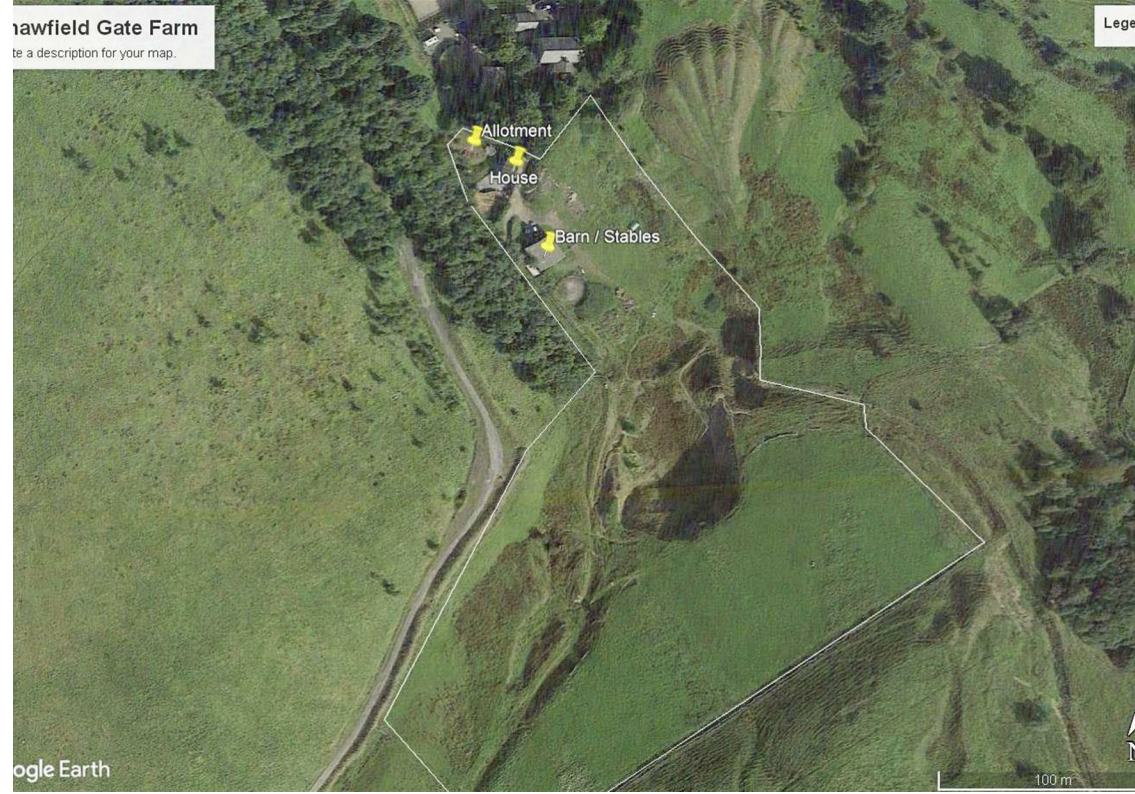
FINE & COUNTRY



- Lomas Lane, Rawtenstall, Rosendale
- 3 Bedroom Detached Home with Equestrian Facilities
- Approximately 10 Acres In All
- Large Wooden 'American Barn' Style Stabling
- Well Presented and Well Maintained Throughout
- Gardens & Allotment Area Adjacent To The House
- Excellent Position, Tucked-Away Yet Convenient Too
- VIEWING ESSENTIAL - By Appointment Only

# Shawfield Gate, Lomas Lane, Rossendale, BB4 6HU

This 3 bedroom detached home has great equestrian facilities, a super tucked-away yet convenient location and a generous parcel of land amounting to approximately 10 acres in all. Well presented accommodation is joined by a barn / stable, roundpen, garden and parking too. **VIEWING ESSENTIAL - Contact Us To View, By Appointment Only.**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Lomas Lane, Rawtenstall, Rossendale, is a 3 bedroom, detached farmhouse with equestrian facilities, gardens, grounds and an extensive parcel of land of around 10 acres. Situated on the verge of open countryside and enjoying outstanding attractive aspects, the property also enjoys a convenient position which affords access to the centre of Rawtenstall within just a few minutes. The property itself is well maintained and well presented throughout both inside and out. Joining the main area of land, there is also a good garden with allotment / growing space too, making this a versatile and flexible home which would ideally suit both equestrian or horticultural interests. all while sat within a fantastic position.

Internally, this property briefly comprises: Lounge, Kitchen / Dining Room, Utility Room, Family Bathroom, Bedrooms 2 & 3. Off the first floor Study Landing with 2x Eaves Stores, is Bedroom 1. Externally, the property sits with approximately 10 acres of land in all.

In addition to the extensive parcel of fenced livestock grazing, the property benefits from a large, well maintained detached barn / stable block with electricity and water. This large wooden 'American barn' style stabling includes 4 looseboxes, tack/feedstore and 4 tie stalls. The barn has mains power, automatic waterers and an electric shower. This valuable additional resource is joined by a roundpen and ample exercise space within the property's own curtilage, while easy access to tracks, lanes and bridleways is a real bonus too.

Situated in a semi-rural location on the verge of open countryside, the property is within easy reach of excellent transport connections, with motorway links to the regional network within just a few minutes. At the same time, a huge range of amenities and facilities are available throughout Rawtenstall and Rossendale as a whole, including sports & leisure, dining, shopping, healthcare and entertainment.

**Lounge 15'6" x 13'4"**

**Kitchen/Dining Room 15'5" x 10'11"**

**Utility Room 7'8" x 5'2"**

**Family Bathroom 7'8" x 7'0"**

**Bedroom 2 12'7" x 9'3"**

**Bedroom 3 7'7" x 11'4"**

**Study / Landing 10'2" x 11'0"**

**Bedroom 1 12'8" x 13'10"**

**Side Garden**

**Rear Garden**

**Land and Parking**

**Barn & Stables 37'4" x 36'5"**

**Agents Notes**

**Disclaimer F&C**

