



# Rose Bank Lodge

Coates Lane | Barnoldswick | Lancashire | BB18 6HJ

MSW HEWETSONS



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Guide Price of £545,000

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Lancashire | BB18 6HJ

A high-quality detached family house situated in a popular and accessible private residential cul-de-sac on the outskirts of town with the benefit of a self-contained Annex suitable for dependent relative guest accommodation. The property is in superb decorative condition throughout and has recently had the addition of a high quality fitted kitchen and bathrooms. Situated in an elevated position with attractive surrounding lawned gardens and lovely views, twixt Yorkshire and Lancashire for commuting to the major business centres of both counties. Excellent local facilities and educational opportunities. Immediate occupation available as the vendors are in no forward chain.

## Accommodation

### Ground Floor Entrance Porch

Double glazed timber panelled entrance door, stone flagged flooring, single panel central heating radiator.

### Reception Hallway

Double glazed side window, stone flagged flooring, double panel central heating radiator. Brick and timber beamed archway leading to inner hallway.

### Inner Hallway

Stone flagged floor, double panel central heating radiator. Double timber beveled glass doors leading to breakfast kitchen.

### Cloaks/WC

Bracket wash hand basin with vanity unit beneath with chromed mixer tap, low

level wc. Stone flagged floor, chromed radiator towel rail, fully ceramic tiled walls, double glazed window, extractor fan, ceiling spotlighting.

### Utility Room

Fitted base units with single drainer stainless steel sink unit and chrome mixer tap and tiled splashbacks. Plumbed for washer and space for tumble dryer. Stone flagged floor, single panel central heating radiator. Ceiling spotlighting and extractor fan. Double glazed timber panelled door to side elevation, double glazed window.

### Breakfast Kitchen

Superb open breakfast kitchen which has recently been completely refitted with exceptionally high quality kitchen units by the Kitchen Design Centre in Barrowford. The units include full wall laminated cupboards with built in 'Neff'

Variosteam cooker and traditional 'Neff' electric cooker both with warming drawers. Built in sliding cabinets, full wall built in 'Neff' fridge. White marble Quartz island preparation area with built in 'Neff' ceramic induction hob with emot controlled 'Faber' brushed steel extractor ceiling unit with illumination. One and a half bowl composite sink with chrome mixer tap. Twin built in freezer, built in 'Neff' dishwasher. White Quartz marble effect work surfaces. Amtico flooring.

The attached breakfast area has feature lime timber with matching tv wall mount. Twin double glazed stone mullioned windows to rear elevation. Ceiling lighting with complimentary chrome and glass drop light fitment over breakfast area. Two wall mounted feature radiators.

# Particulars of sale

## **Sitting Room**

Traditional dressed sandstone fireplace with raised hearth and handmade brick back housing cast iron multi fuel stove. Double glazed French doors to front gardens and patio area. Double glazed window to gable and rear elevation. Timber beamed ceiling, low voltage ceiling lighting. Two double panel central heating radiators.

## **First Floor**

### **Staircase**

Traditional timber return staircase with carved handrail, newel posts and spindles. Feature double glazed arched window with leaded and stain glass insert.

### **Landing**

Open landing area with single panel radiator, low voltage spotlighting to ceiling and timber balustrade.

### **Main Bedroom**

Double glazed stone mullioned windows to rear elevation, single panel central heating radiator, low voltage spotlighting to ceiling.

### **Separate Inner hallway**

Inner hallway with timber louvered linen cupboard.

### **En-Suite**

Recently installed high quality three piece en-suite with full shower screen and chrome wall mounted shower head and hand fitment. 'Roca' bracket wash hand basin with vanity drawers underneath, fitted wall mirror with automatic lighting, low level wc, tiled flooring, ceramic tiled walls, double glazed window to rear

elevation. Spotlighting to ceiling with extractor fan. Chrome radiator towel rail.

### **Bedroom Two**

Double glazed stone mullioned window to front elevation, single panel central heating radiator, timber laminate flooring, spotlighting to ceiling.

### **Bedroom Three**

Double glazed stone mullioned window to rear elevation, single panel central heating radiator, timber laminate flooring.

### **Bedroom Four**

Double glazed stone mullioned window to side elevation, single panel central heating radiator.

### **House Bathroom**

Recently installed high quality four piece house bathroom, comprising panel bath with chrome mixer tap, 'Roca' bracket wash hand basin with laminate cupboard underneath, fitted wall mirror with automatic lighting with full shower screen and chrome wall mounted shower head and hand fitment, low level wc. Tiled flooring, ceramic tiled walls, spotlighting with extractor fan, chrome wall mounted radiator towel rail. Double glazed window to rear elevation.

### **Annex**

The property has the benefit of a bespoke adjoining annex. The annex is accessed from the main reception hallway through a snug room.

### **Dining Room**

Double glazed window to rear elevation,

two double glazed Velux skylights. Original exposed elevation wall, double panel central heating radiator.

### **Living kitchen**

Living area with private side access. Double glazed entrance door, laminate flooring, two single panel central heating radiator, double glazed French doors leading to stone rear patios and garden areas. Double glazed windows to inner gable and front elevation, ceiling with LED lighting. Fitted base and wall units with stainless steel sink unit with drainer and chrome mixer tap. Wall mounted 'Alpha' gas boiler providing central heating and domestic hot water.

### **Bedroom**

Double glazed windows to front and rear elevations, double panel central heating radiator.

### **Shower Room**

Containing three piece suite comprising full shower cubicle with electric shower fitment, pedestal wash and basin, low-level WC. Chrome wall mounted radiator towel rail, tiled flooring, extractor fan, UPVC double glazed window.

### **Garage**

Double attached garage with electrically operated up and over door, light, power and water installed, 'Worcester' floor mounted gas boiler supplying central heating and domestic hot water.

### **External Gardens**

The property has attractive surrounding

gardens mostly laid to lawns with traditional stone flagged patio and walkways. The boundaries are either traditional dry stone walls, beech hedges or Leylandii hedge to the rear elevation.

### **Parking**

Double block paved parking in front of garage together with four additional car parking positions to the side.

### **Services**

Mains gas, mains water, main electricity, mains sewerage.

### **Tenure**

Freehold with the benefit of vacant possession upon legal completion.

### **Council Tax**

Lodge Band G  
Annex Band A  
Payable to Pendle Council.

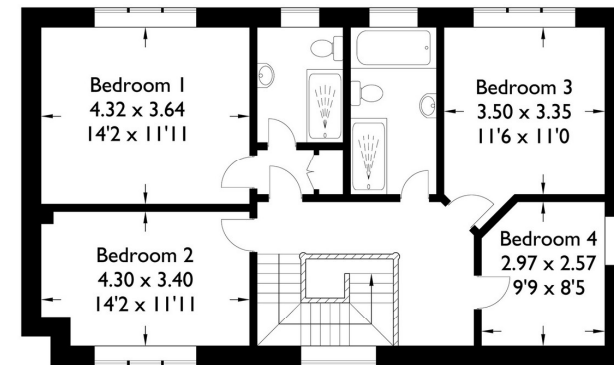
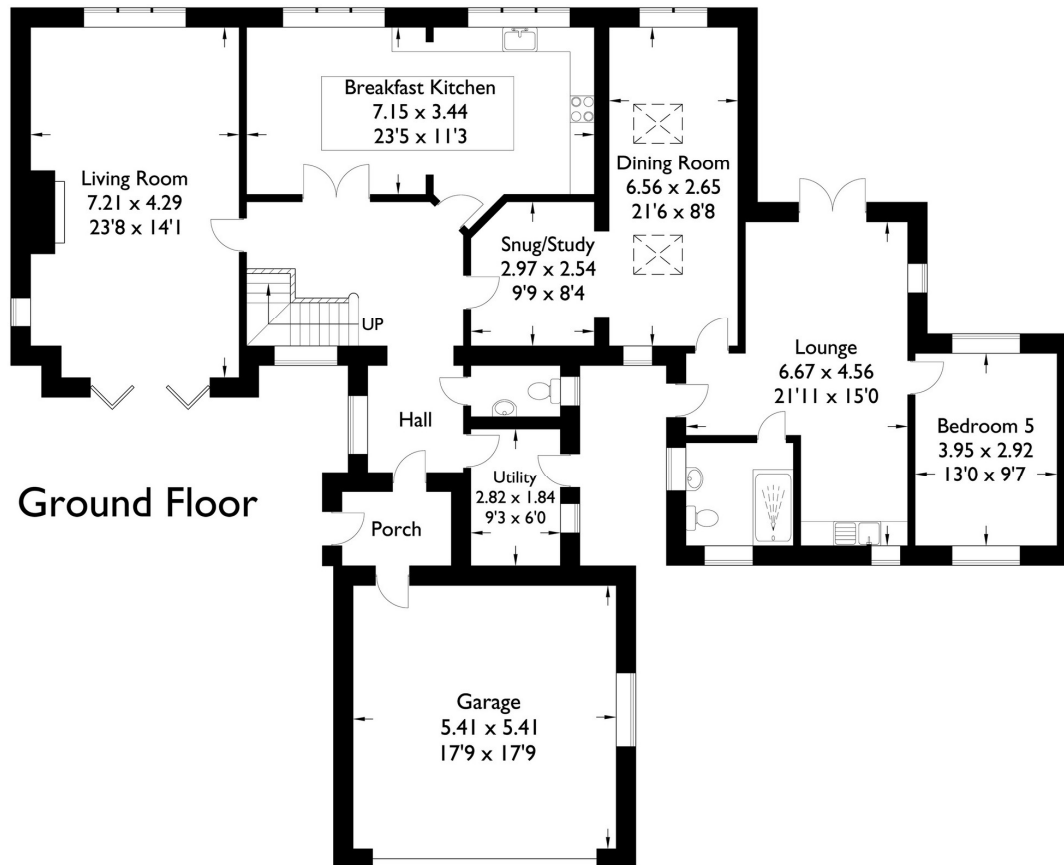
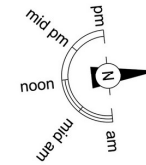
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Approximate Gross Internal Area : 231.96 sq m / 2496.79 sq ft

Garage : 29.26 sq m / 314.95 sq ft

Total : 261.22 sq m / 2811.74 sq ft



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	78   C
39-54	E		
21-38	F		
1-20	G		





Annex





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01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG