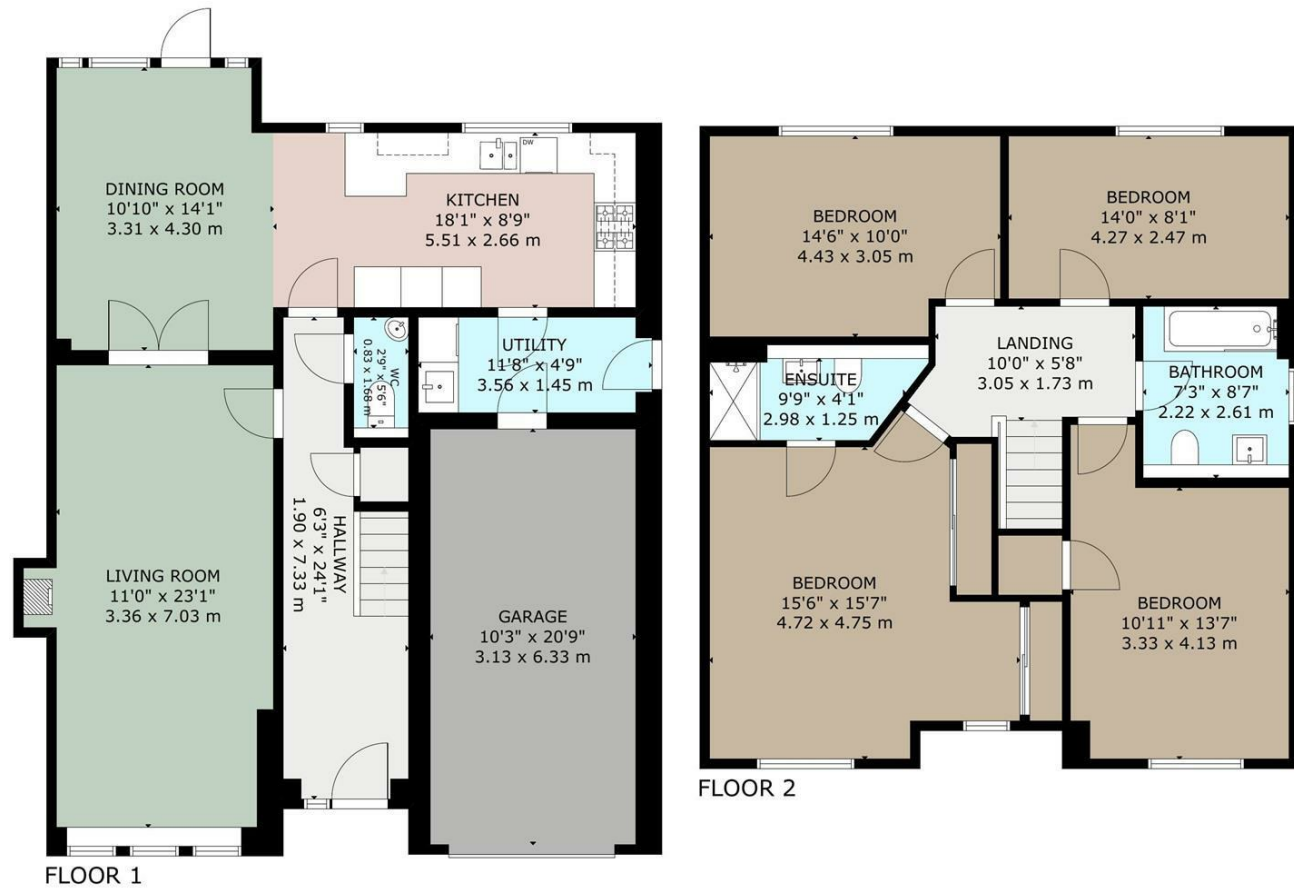




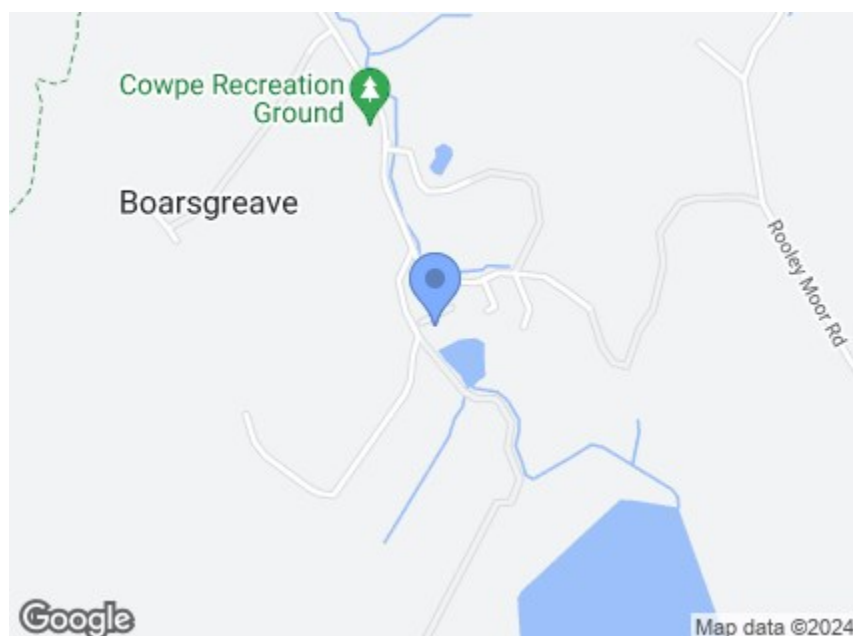
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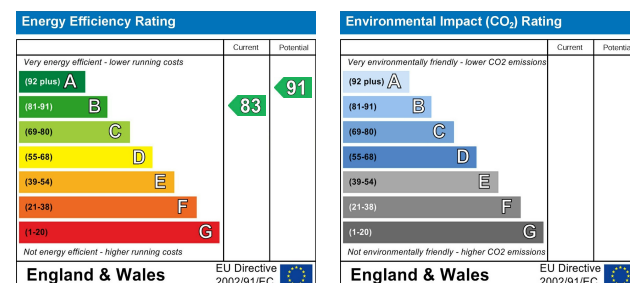


GROSS INTERNAL AREA  
TOTAL: 157 m<sup>2</sup>/1,695 sq.ft  
FLOOR 1: 75 m<sup>2</sup>/810 sq.ft, FLOOR 2: 82 m<sup>2</sup>/885 sq.ft  
EXCLUDED AREAS: GARAGE: 20 m<sup>2</sup>/213 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65 and continue onto A56. Take the A682 slip road on the right to Rawtenstall and at the roundabout, take the 1st exit onto A682. Take a slight right onto Bacup Rd. At the roundabout, take the 1st exit onto Bacup Rd/A681 and then at the roundabout, take the 2nd exit and stay on Bacup Rd/A681. At the roundabout, take the 3rd exit onto Cowpe Rd and then turn right.



**20 Old Mill Court**  
Cowpe, Rossendale, BB4 7FD  
**Offers over £600,000**



- No Chain. Immediate occupation available
- LABC warranty to April 2028
- Coveted primary & secondary schools in walking distance.
- M66 and M65 within 20 minutes drive
- EPC 'B' with underfloor heating
- Set in a beautiful countryside haven
- Ideal family home especially if you love the outdoors
- 45 minutes to Manchester Airport and Manchester City Centre

# 20 Old Mill Court

## Cowpe, Rossendale, BB4 7FD

Superb luxury family home in a rural and historic setting.

This exceptional property sits in the award winning mill development of Kearns Village, amidst the stunning countryside of Cowpe in Lancashire.

Completed in 2019, the design of this home is exceptional and truly speaks to modern family living whilst fully taking into account the historic build specifications and aesthetics of the old mill area. This has resulted in a property that is vibrant with historic charm whilst being completely in harmony with the requirements of the modern lifestyle.

The location itself combines peaceful seclusion with practicality. Easily commutable to Manchester and the transport networks beyond, the Pennine Bridleway and West Pennine Moors are also on the doorstep. For those who require good access to bustling towns and cities as well as the outdoor lifestyle, it is difficult envisage a more perfect location to call home.

Four double bedrooms, a spacious garage and driveway and an open plan living space, with log burner and access to gardens, await the new owners of this substantial home. It goes without saying that viewing is highly recommended to fully appreciate the features, design and setting of 20 Old Mill Court.

Undoubtedly this substantial property and its setting will appeal to a wide range of potential buyers looking for their dream home in the countryside.

### Entrance Hallway

6'3 x 2'4" (1.91m x 0.734m)

Composite double glazed front door, wood effect laminate flooring with underfloor heating, stairs to the first floor, understairs storage and access to the downstairs WC, reception room and kitchen.

### Downstairs WC

2'9 x 5'6" (0.84m x 1.68m)

Wood effect laminate flooring with underfloor heating, dual flush WC, hand wash basin with pedestal and tiled splashback, extractor fan and inset ceiling spot lights

### Living Room

11 x 23'1" (3.35m x 7.04m)

uPVC window to the front elevation, wood effect laminate flooring with underfloor heating, log burning stove with flagged hearth, television and power points.



### Dining Room

10'10 x 14'1" (3.30m x 4.29m)



### Kitchen

18'1 x 8'9" (5.51m x 2.67m)

Open plan space with three uPVC windows, wood effect laminate flooring with underfloor heating, a range of wall and base units with a granite work surface, integrated oven, five ring gas hob with an extractor hood above, stainless steel one and a half sink with drainer and mixer tap, integrated dishwasher and fridge freezer and access to the rear garden and utility room.



### Alternative View



### Utility Room

11'8 x 4'9" (3.56m x 1.45m)

A range of base units with a contrasting work surface, stainless steel sink with drainer and mixer tap, space for a washing machine, inset ceiling spot lights, extractor fan, wood effect laminate flooring and access to the the garage and the side of the property.

### First Floor Landing

10 x 5'8" (3.05m x 1.73m)

Access to all four bedrooms and family bathroom, and the loft

### Master Bedroom

15'6 x 15'7" (4.72m x 4.75m)

Two uPVC double glazed windows with front elevation, radiator, fitted wardrobes and access to the master en-suite



### Master En-suite

9'9 x 4'1" (2.97m x 1.24m)

Partially tiled with a dual flush WC, wall mounted hand wash basin, walk in shower cubicle with mains fed shower, extractor fan, inset ceiling spot lights

### Bedroom Two

10'11 x 13'7" (3.33m x 4.14m)

uPVC double glazed window with front elevation, radiator and airing cupboard



### Bedroom Three

14'6 x 10" (4.42m x 3.05m)

uPVC double glazed window with rear elevation and views, radiator



### Bedroom Four

14 x 8'1" (4.27m x 2.46m)

uPVC double glazed window with rear elevation and radiator



### Family Bathroom

7'3 x 8'7" (2.21m x 2.62m)

uPVC double glazed frosted window, partially tiled heated towel rail, dual flush WC, wall mounted hand wash basin, panel enclosed bath with mains fed overhead shower, inset ceiling spot lights and tiled floor.



### Rear Garden

Mainly laid to lawn with shrub and plant borders, and paved patio area with stunning views to open countryside.

### Views



### Front Garden

Block paved driveway leading to the garage

### Garage

Space for SUV and potential for conversion. The boiler is housed in here, along with space for a tumble dryer and freezer. A remote controlled up and over door.

Tenure - Freehold  
Council Tax - Rossendale Band E