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GROSS INTERNAL AREA  
TOTAL: 176 m<sup>2</sup>/1,892 sq.ft  
GROUND FLOOR: 117 m<sup>2</sup>/1,255 sq.ft, FIRST FLOOR: 59 m<sup>2</sup>/637 sq.ft  
EXCLUDED AREA: GARAGE 2: 27 m<sup>2</sup>/295 sq.ft, GARAGE: 18 m<sup>2</sup>/197 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office Head west on Carr St towards Market Pl, Carr St turns left and becomes Tanners St. Continue straight onto Rawsons Rake and then continue onto Chapel Ln. Take a sharp right onto Helmshore Rd/B6214 and continue to follow B6214, continue onto Holcombe Rd/B6235.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**507 Holcombe Road**  
Helmshore, Rossendale, BB4 4LX

**Price guide £640,000**



- Immaculate & spacious four bedroom detached property
- Open plan living area, dining room & summer room with views over woodlands
- Stunning valley and woodland views to front & rear
- Well maintained decked area, set within woodlands & gardens to front & side
- Finished to a high standard throughout with three double en-suite bedrooms
- Modern country shaker style fitted kitchen
- Two double garages & additional driveway parking
- A Must See!!! Viewing recommended to appreciate finish, size & location

# 507 Holcombe Road

## Helmshore, Rossendale, BB4 4LX

**\*\* IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY \*\* TWO DOUBLE GARAGES & AMPLE DRIVEWAY PARKING \*\* STUNNING LOCATION & VIEWS \*\* LARGE WOODLAND CORNER PLOT\*\***

Charles Louis Homes are privileged to bring to the market this immaculate, stunning four bedroom detached house. The property is set in the ever popular historic location of Helmshore, with ample parks and countryside on the doorstep complementing the bustling village atmosphere, we expect high demand for this fantastic property.

The property in brief comprises entrance hall, open plan living/dining room, kitchen and conservatory designed to a high specification, downstairs third bedroom with dressing room/fourth bedroom and bathroom, and rear garden with views over woodland.

From the entrance hallway, the staircase leads up to first floor where you will find the Master Bedroom and Bedroom Two, both with en-suites and views to rear,

The large decked area is accessed through French doors, providing stunning views of the woodland corner plot.

The property benefits from gas central heating and double glazing throughout. The property also offers private secure driveway parking for up to five vehicles and two double garages. The gardens are well maintained and surround the property with spectacular views to rear and side. Viewing is a must and is essential to appreciate the charm, character and the size of this property.

### Entrance

8'4 x 5'1 (2.54m x 1.55m)

Front wooden entrance door opening into the hallway with wood effect laminate flooring, radiator and stairs ascending to the third bedroom, dressing room and bathroom, and living room area.

### Living Room

26'6 x 11'11 (8.08m x 3.63m)

With a front and side facing hardwood window, wood effect laminate flooring, fire place with marble surround, tv port, power points, radiators and ceiling spotlights.



### Alternative Views



### Dining Room

14 x 11'8 (4.27m x 3.56m)

With rear facing arched hardwood window with stunning woodland views. wood effect laminate flooring, power points and central ceiling light. Open plan to the living room, access to the conservatory and kitchen.



### Alternative View



### Conservatory

16'3 x 11'8 (4.95m x 3.56m)

Light and airy with three sides of hardwood windows with views into the woodland. Access to the rear patio area via double patio doors.



### Kitchen

11'10 x 12'4 (3.61m x 3.76m)

With a rear facing hardwood double glazed window and stable style door leading to the rear patio. Tiled flooring, a range of wall and base units with contrasting quartz worktops, inset sink with drainer and mixer tap. Space for an oven and fridge freezer.



### Alternative View



### Bedroom Three

11'6 x 9'11 (3.51m x 3.02m)

With rear facing hardwood window, central ceiling light, radiator and power points.



### Bedroom Four/ Dressing Room

11'6 x 12'4 (3.51m x 3.76m)

With front facing hardwood window, wood effect laminate flooring, fitted wardrobes, central ceiling light, radiator and power points.

### Bathroom

8'4 x 8'1 (2.54m x 2.46m)

Partially tiled with wood effect laminate flooring, radiator, extractor fan, three piece bathroom suite comprising of a panel enclosed jacuzzi bath, low flush WC and hand wash basin with pedestal.

### First Floor Landing

5'4 x 6 (1.63m x 1.83m)

Wood effect laminate flooring, addition eave storage, access to bedrooms one and two.

### Bedroom One

10'3 x 16'6 (3.12m x 5.03m)

With a rear facing hardwood double glazed window, fitted wardrobes, ceiling spot lights, radiator, power points and access to en-suite



### En-suite Bathroom

7 x 5'5 (2.13m x 1.65m)

Fully tiled with a tiled floor, radiator, extractor fan, Low level WC and hand wash basin with pedestal, walk in shower with sliding glass doors and mains fed overhead shower.



### Bedroom Two

7'8 x 17'5 (2.34m x 5.31m)

With a rear facing hardwood double glazed window, ceiling spot lights, radiator and power points.



### En-suite

Partially tiled with a tiled floor, radiator, extractor fan, Low level WC and hand wash basin with pedestal, shower with glass enclosure and mains fed overhead shower.

### Rear Garden With Land & Views

An enclosed private rear with decking area, external lighting and a water supply. Leading up to level two with a seating area.



### Alternative Views



### Front External & Driveway

Pathway leading to the front entrance, driveway for up to 5 vehicles

### Garage One

17'2 x 19'1 (5.23m x 5.82m)

### Garage Two

11'7 x 19 (3.53m x 5.79m)