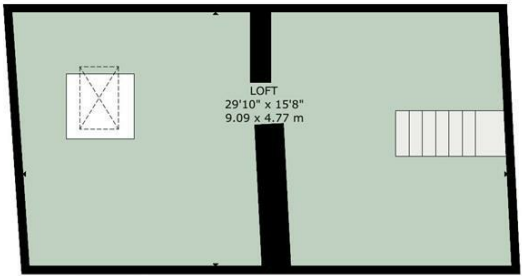




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

CHARLES LOUIS  
HOMES LIMITED

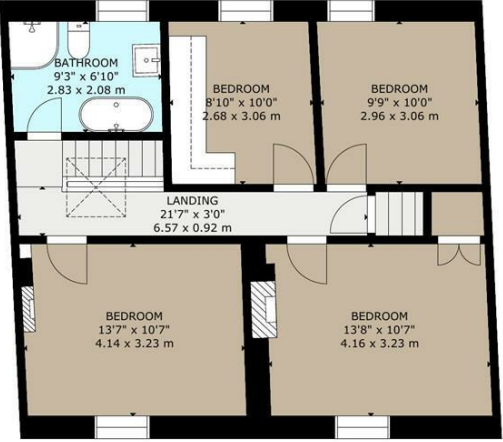
E propertyenquiries@charleslouis.co.uk  
T 0161 959 0166  
www.charleslouishomes.co.uk



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 175 m<sup>2</sup>/1,887 sq.ft  
GROUND FLOOR: 67 m<sup>2</sup>/722 sq.ft, FIRST FLOOR: 65 m<sup>2</sup>/698 sq.ft, SECOND FLOOR: 43 m<sup>2</sup>/467 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



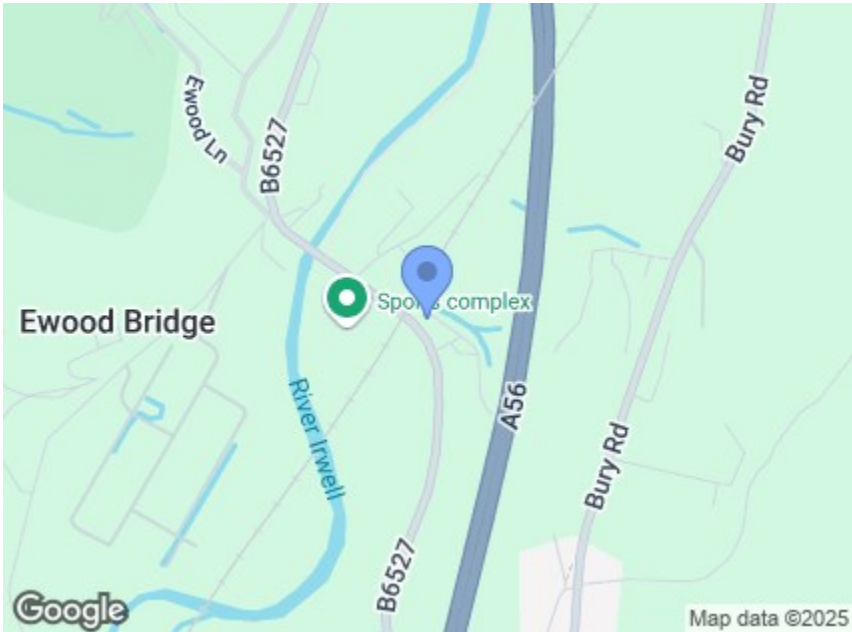
## 5 Ashen Bottom Cottages

Crowswood Road, Rossendale, BB4 6JY

Price guide £425,000



- Beautiful four-bedroom, two-bathroom stone mid-terrace cottage in a peaceful Rossendale location
- Character features throughout, including exposed stonework and original beams
- Four well-proportioned bedrooms offering flexible accommodation over multiple floors
- Low-maintenance outdoor space with access to scenic walks and countryside views
- Combines traditional charm with modern living across spacious and versatile interiors
- Generous lounge and well-appointed kitchen, ideal for family life or entertaining
- Modern bathrooms providing comfort and convenience
- Tenure - Leasehold, Council Tax - Rossendale band C, EPC - D rating



### Directions

Postcode - BB4 6JY What three word - ///wins.lush.sang

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# 5 Ashen Bottom Cottages

Crowswood Road, Rossendale, BB4 6JY

Charming 4-Bedroom Stone Cottage in Rossendale

Nestled in the heart of Rossendale, this beautifully presented four-bedroom, two-bathroom stone mid-terrace cottage blends traditional charm with modern living. Set in a peaceful and picturesque location, 5 Ashen Bottom offers spacious accommodation ideal for families or those seeking a countryside retreat with easy access to local amenities.

The property boasts characterful features throughout, including exposed stonework, original beams, and a warm, welcoming atmosphere. Internally, the home comprises a generous lounge, a well-appointed kitchen, and versatile living spaces across multiple floors. The four bedrooms are well-proportioned, while the two modern bathrooms provide comfort and convenience.

Outside, you'll find a low-maintenance garden space perfect for relaxing or entertaining. The surrounding area offers stunning views, scenic walks, and a strong sense of community.

This unique cottage is a rare opportunity to acquire a spacious, character-filled home in a desirable rural setting.

## Porch

5'4 x 3'11 (1.63m x 1.19m)

Wood effect composite door leading into the living room, uPVC windows to both sides, original stone flooring and a central ceiling light.

## Living Room

13'7 x 13'8 (4.14m x 4.17m)

uPVC double glazed windows overlooking the front garden, original beamed ceiling, oak beam feature fire with multi fuel log burner with with beautiful stone hearth, centre ceiling light, access to WC and utility, and kitchen diner



## Lounge

14'5 x 13'8 (4.39m x 4.17m)

uPVC double glazed windows overlooking the front garden, original beamed ceiling, oak beam feature fire with multi fuel log burner with with beautiful slate hearth, centre ceiling light, tiled flooring and open plan to kitchen diner.



## Kitchen Diner

16 x 10'7 (4.88m x 3.23m)

Double glazed window to rear elevation, with wooden door leading to garden, original beamed ceiling, inset ceiling spot lights, fitted with a range of modern shaker style wall and base units with solid wood worktops, a double Belfast sink with mixer tap, space for range cooker with extractor above integrated oven and microwave, tiled flooring, integrated fridge freezer, dishwasher and space for a free standing dining table and chairs to the centre.



## Alternative View



## Utility

8'11 x 6'7 (2.72m x 2.01m)

Double glazed window to side and rear elevation, fitted with wall and base units, Belfast sink, plumbing and space for washing machine, tiled floor and a centre ceiling light.

## Downstairs WC

2'8 x 3'8 (0.81m x 1.12m)

Tiled flooring and a low level WC

## First Floor Landing

21'7 x 3 (6.58m x 0.91m)

Leading off to all four bedrooms and family bathroom, feature stain glass light-well and stairs leading to loft.

## Bedroom One

13'8 x 10.7 (4.17m x 3.05m.2.13m)

Double glazed window to the front elevation, built in cupboard, ceiling coving, centre ceiling light, stone fire surround and cast iron grate.



## Bedroom Two

13'7 x 10'7 (4.14m x 3.23m)

Double glazed window to the front elevation, ceiling coving, centre ceiling light, stone fire surround and cast iron grate.



## Bedroom Three

9'9 x 10'0 (2.97m x 3.05m)

Double glazed window to the rear elevation with countryside views and a centre ceiling



## Bedroom Four

8'10 x 10 (2.69m x 3.05m)

Double glazed window to the rear elevation with countryside views and a centre ceiling



## Bathroom

9'3 x 6'10 (2.82m x 2.08m)

Double glazed frosted window to side elevation, fitted with a four piece suite, comprising of low level WC, hand wash basin, claw foot bath, and a shower with glass screen and a thermostatic shower, partially tiled walls, tiled flooring, inset ceiling spot lights and a chrome heated towel rail.



## Loft

29'10 x 15'8 (9.09m x 4.78m)

## Rear Patio



## Views