



SPINNEYS

RAWTENSTALL

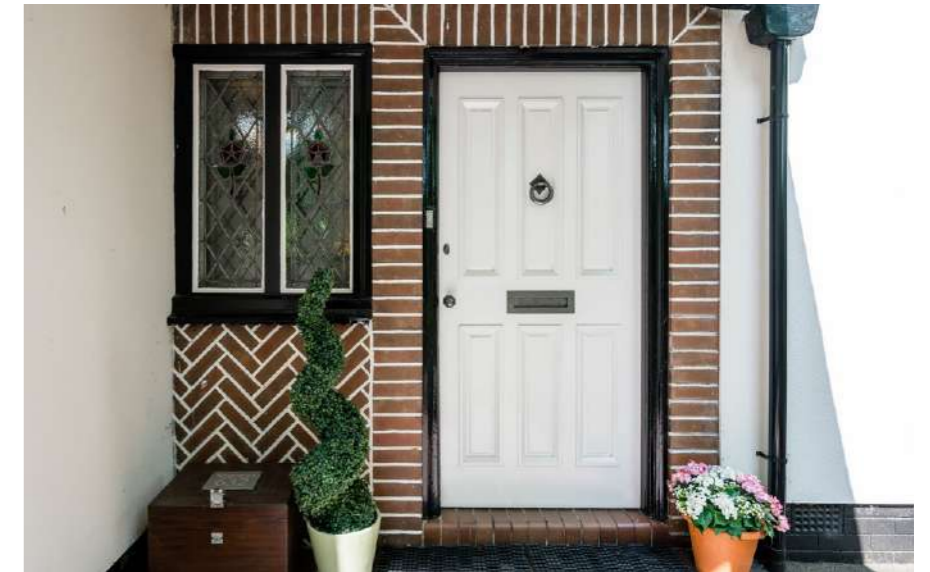


SPINNEYS

RAWTENSTALL

Built in 1933 to the bespoke design of a wealthy local businessman, 632 Newchurch Road is a characterful home originally created in a Tudor style. Additions made in the 1950s and more recently by the current owners, have developed this distinctive property to offer secluded and spacious family living. Now becoming available for only the fifth time since it was built, could this unique home offer the space and tranquillity you're looking for?

Tall trees greet you as you arrive onto the broad gated driveway. Set back from the road, parking is plentiful and an extensive garage offers further space for three cars and storage.





FASCINATING FEATURES

Evoking the feel of a Tudor manor house, dark wooden detail and Tudor-style windows adorn the front of the home. Arriving at the main entrance, decorative red brick surrounds the front door with a delightful herringbone pattern featuring beneath stained-glass windows.

Passing through the porch, step into the wide and welcoming entrance hall. Intricate stone and brickwork edged in stunning wooden detail describes where a fireplace once sat. Textured inset beams to the walls, charming wooden doors with hand-wrought metal hinges and original recessed cabinets impart a sense of age beyond the home's years. An impressive wooden staircase leads to the first floor. Beneath the stairs, pass through a glazed door to a cloak area which offers super storage space, there is a WC and access to the rear garden.

ENTERTAINING HAVEN

To the right of the entrance hall, Tudor influences continue in the commodious living room where decorative inset beams frame the stone fireplace with open fire. Windows to the front and side of the room draw in light while French doors create a link to the garden.

A bright dining room is found at the front of the home. Light flourishes through a large window almost spanning the width of the room. A neat fireplace with gas fire affords warmth while high-set wooden plate rails and lovely cornice details to the ceiling bring character.





A CHANGE OF PACE

Moving through the hallway to the rear of the home, feel as though you're changing centuries. Glimpsing through to verdant views of the garden, find yourself in the cream-fronted country-style kitchen.

Creating hearty meals will be a pleasure at the Aga cooker with its generous oven space and large gas hob. Numerous cupboards and a good sized kitchen island offer ample storage with plentiful workspace above. An integrated microwave and dishwasher add convenience. Light flows down from recessed spotlights while under-cabinet lighting adds a useful and pretty touch.

With two doors leading out, take the first to arrive in a voluminous utility. A rear door to the home and access to the garage make this the perfect spot for kicking off your boots and drying the dog after a bracing weekend walk. Find plenty of room for a washing machine under the sink and a dryer and drinks fridge alongside the roomy storage cupboards. A delightfully functional clothes drying rail with ropes and pulleys hangs from the ceiling. The possibility of combining the kitchen and utility offers the potential to create a capacious family space here.

LIGHT AND BRIGHT

Off the kitchen to the front of the home, find comfort in a bright and modern snug. Settle on the sunny window seat to read, then as the night draws in, light the stylish, wall-mounted electric fire for a cosy focal point.

Moving back through the kitchen toward the garden, relax with coffee on soft seating in the elegant sun room. Filled with light from windows to three sides, take breakfast here enjoying restful views out that change with the seasons. French doors lead onto a large private patio inviting you to dine alfresco serenaded by a background chorus of birdsong and the soothing sound of the ornamental water feature.





REST AND REFRESH

Retracing your steps to the entrance hallway, ascend the wide wooden staircase. Textured walls with inset beams are home to Tudoresque plaster figures reminiscent of heraldry. From the first landing take in views to the garden and beyond framed by a long window with stained-glass detail, then continue up.

Atop the stairs, three doors to your left lead to two large, bright double bedrooms with a shower room between.

Across the large landing to your right, a light single bedroom basks in garden views.

Comfort can be found in a modern shower room furnished with a luxurious, walk-in rainfall shower and twin wash basins with vanity storage. Adjacent, find a separate WC.

Moving through, an enclosed landing leads to a neat room to the front of the home. Currently a home office, this room could also make a lovely bedroom or nursery.



RECLINE AND UNWIND

Quietly positioned at the end of the landing, discover the master suite. Fitted with floor to ceiling wardrobes and a matching chest of drawers this generous space offers seclusion to recline and unwind. Moving through the dressing area, find a bright and welcoming ensuite. Slide into the oval bath beneath the window and watch the leaves outside flutter in the breeze or refresh in the power shower. A large towel rail offers warmth and convenience while a wash basin, WC and bidet provide further comfort.





GARDENS WITH VIEWS

Bursting with mature trees and shrubs, the wraparound gardens of 632 Newchurch Road offer delights in all seasons. Views extend from the back of the home out over farmers' fields to woodland beyond. Two patios provide sunny spots to sit and plenty of room for family barbeques.

A large summerhouse, served by electricity and a good WIFI connection, offers itself as a lovely hobby room, brilliant bolthole for older children or perhaps as a garden studio or office.

Children have plenty of space to play on the lawn but will more likely be found in "The Spinneys", a tree-filled haven for wildlife that's fenced off from the landscaped garden and largely untouched. Compost bins and a storage shed sit to one side.

NEAR AND FAR

Only a couple of minutes from the Marl Pits circular walking route, footpaths across the rolling hills above Rawtenstall offer a playground for dog walkers and runners. Marl Pits Leisure Centre, just a mile away, hosts a huge range of activities for the whole family. With golf, tennis, cricket and Ski Rossendale nearby, there's no excuse for anyone to say they're bored.

Families are well served by local schools. For younger children, Staghills Nursery School, The Village Nursery, Newchurch Church of England Primary and St Peter's Roman Catholic Primary are all within easy reach. Secondary provision can be found at Bacup and Rawtenstall Grammar and Alder Grange School.

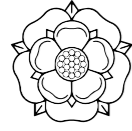
Just a mile from the centre of Rawtenstall and a short walk to Staghills, there are numerous restaurants and pubs nearby offering a huge variety of cuisines. Whether you're looking for Chinese, Mediterranean, Indian or a Sunday roast, there's an eatery to oblige. Only two minutes' walk from home, The Red Lion is a welcoming pub offering a seasonal menu created with locally sourced and home grown produce. For drinks, Hop Micro Pub specialises in locally brewed real ales or visit The Whip and Kitten for an evening of craft cocktails.

The centre of Rawtenstall is home to a great range of independent shops, including the award-winning Sunday Best. Asda is two minutes from home with a Tesco superstore just slightly further. A five-minute drive brings you to the New Hall Hey Retail Park offering supermarkets, M&S, TK Maxx, Pets at Home and Home Bargains as well as refreshments.

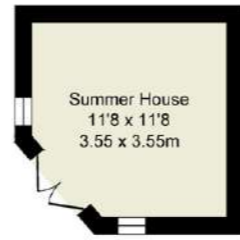
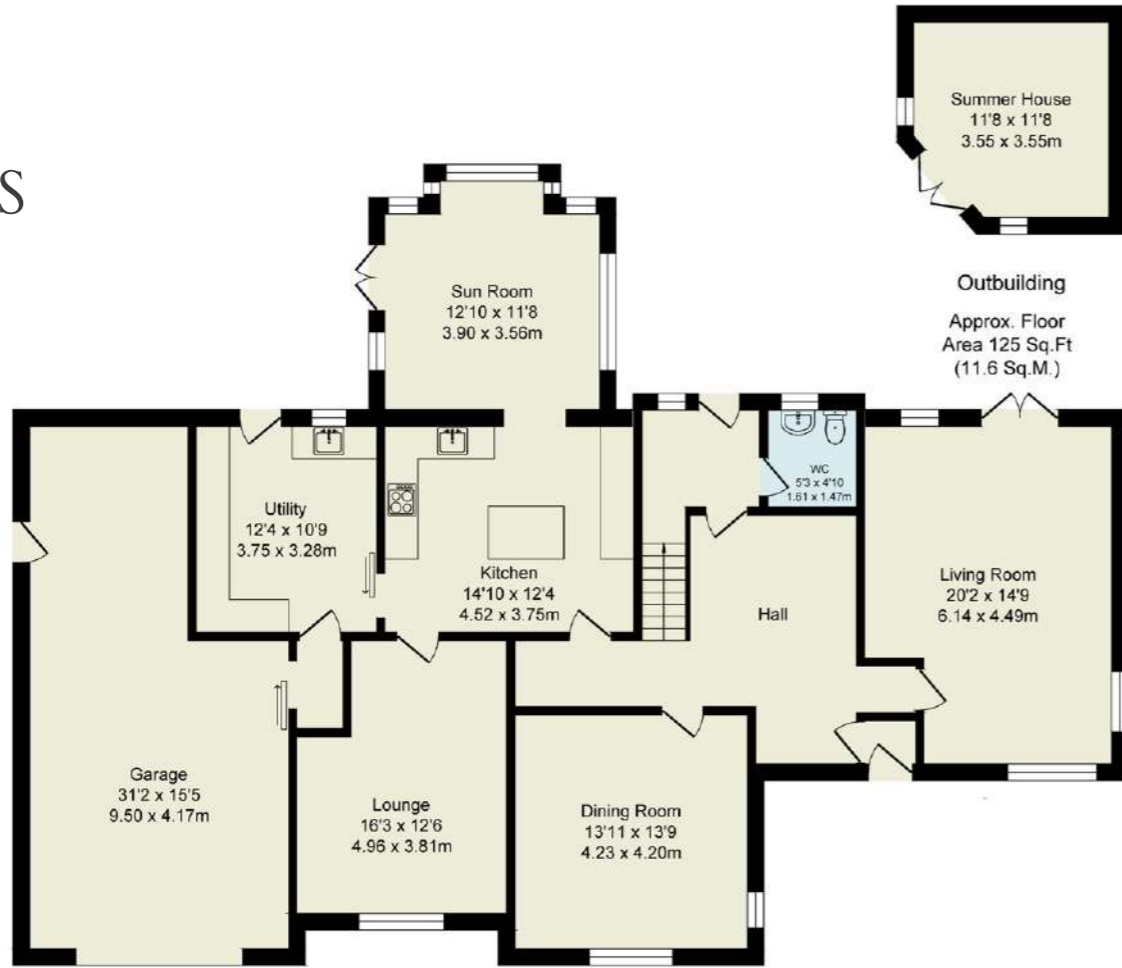
Commuters are well placed with easy links to the A56 and M66 motorway only a few minutes away.







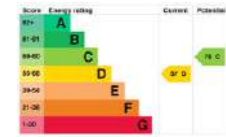
SPINNEYS
RAWTENSTALL



Outbuilding
Approx. Floor Area 125 Sq.Ft (11.6 Sq.M.)

Newchurch Road
Total Approx. Floor Area 3754 Sq.ft. (343.7 Sq.M.)

Surveyed and drawn by Lens Media 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.



FREEHOLD

- Council Tax Band G
- 1930s Mock Tudor Detached Home
- Stunning Character Features Throughout
- Original Oak Doors, Beams & Staircase
- Four Reception Rooms
- Panoramic Countryside Views
- Large Gated Driveway
- Garage for Three Cars
- Five-Minute Drive from Rawtenstall Village Centre



SPINNEYS

RAWTENSTALL



WAINWRIGHTS
ESTATE AGENTS

To view Spinneys, Newchurch Road
Call 01204 773556
Email: sales@wainwrightshomes.com