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# CHARLES LOUIS

HOMES LIMITED

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Holthouse Hill End Lane, Rossendale, BB4 7AG

£440,000



Set within an elevated and semi-rural position on the desirable Hill End Lane, Holthouse is a striking newly built detached residence offering spacious and versatile accommodation arranged over three floors. Designed to make the most of its spectacular outlook, the property combines contemporary finishes with a practical layout ideally suited to modern family living – and for those with equestrian interests, it benefits from stables and the option to purchase a riding arena (available by separate negotiation).

The top floor forms the heart of the home, where a beautifully proportioned lounge enjoys far-reaching views across the surrounding countryside through large picture windows that flood the space with natural light. Also on this level is a stylish kitchen diner fitted with modern cabinetry, wooden work surfaces and integrated appliances, creating a bright and functional space for everyday living and entertaining. A convenient WC completes this floor.

The middle floor provides excellent flexibility, comprising two well-proportioned bedrooms, a dedicated office ideal for home working, and a contemporary shower room finished with sleek tiling and quality fittings. This level offers comfortable accommodation for family members or guests, with pleasant woodland aspects from the windows.

- Newly built detached residence set over three spacious floors
- Stunning top floor lounge with large picture windows maximising natural light and outlook
- Three bedrooms including a ground floor en-suite principal suite
- Equestrian appeal with stables included and the option to purchase a riding arena separately
- Elevated semi-rural position on sought-after Hill End Lane with far-reaching countryside views
- Modern kitchen diner with contemporary cabinetry, wooden worktops and integrated appliance
- Additional office, shower room, family bathroom and separate utility room offering flexible living
- Tenure - Freehold

