



## Newchurch Meadows, Johnny Barn Farm, Cloughfold, Rossendale, BB4 7TB

A brand new luxury residential development from Hurstwood Homes in Rossendale, the development includes 3, 4, and 5-bed homes.

Tenure	For Sale
Available Size	802 to 1,539 sq ft / 74.51 to 142.98 sq m
Price	£545,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

### Key Points

- > Siematic Kitchens
- > High quality specification
- > Stunning views of the Rossendale Valley
- > Pictures are from show home.

## Description

A brand new residential development from Hurstwood Homes in the beautiful Rossendale Valley. With 30 luxury homes, this development comprises of

3, 4 and 5 bedroom homes, all designed using natural stone, slate roofs and top of the range specification.

## Location

The popular town of Rawtenstall, in the scenic Rossendale Valley, has a desirable new address: Newchurch Meadows. Located less than a mile from

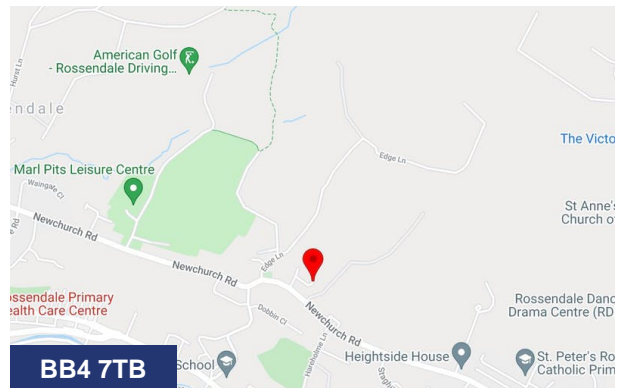
Rawtenstall's centre, crafted in traditional stone and offering eight different house styles with 3, 4 and 5 bedrooms, this is the natural choice if you are looking for a luxurious modern home within easy reach of the inspiring South Pennines countryside and Manchester city centre.

Rawtenstall is one of the most attractive towns in the Rossendale Valley and it is full of surprises. The old stone buildings house a wide range of contemporary restaurants and independent boutiques, many of which are to be found on Bank Street. You can dine out on Mexican, Italian, Spanish or Indian food, sip a local beer at Hop micro pub, or meet friends for lunch at one of the deli-café's. There are plenty of welcoming local pubs but if you'd rather go alcohol-free, you might try Fitzpatrick's Herbal Health; it's the oldest original temperance bar in the country.

Another unexpected Rawtenstall business is Sunday Best, a fashion emporium whose owner sees Harvey Nichols and Selfridges as her competitors and stocks a fabulous collection of high end designer ranges. Rawtenstall Market is a great place to browse and buy. A recent revamp has attracted vintage specialists, artisan crafts, gifts, high quality food and drink, live music and social events making it a new hub for the town.

As well as shopping and dining, there's more to entertain you. Ski Rossendale, the north of England's biggest dry-ski slope. Or the weird yet wonderful Halo Panopticon, an otherworldly sculpture on Top O'Slate, which lights up the night sky with its blue glow. In total contrast, you can immerse yourself in nostalgia on the East Lancashire Railway, whose magnificent old trains puff through the leafy countryside and stop off at Rawtenstall station. The surrounding Pennines landscape, craggy and wild, is the setting for all kinds of rural activities.

There's outdoor art appreciation along the 30-mile Irwell Sculpture Trail, which passes through Rawtenstall and contains some amazing artworks and installations. If mountain biking is more to your taste, head for Lee Quarry, a collection of challenging purpose-built trails that will leave your legs aching. Or if you've always wanted to water ski, enroll for lessons at the Water Ski Academy, based at Cowm Reservoir. For gentler outdoor pursuits, a visit to Ogden Water Nature Reserve for a stroll or a picnic is guaranteed to relieve city stress.



## Viewing & Further Information



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# Accommodation

Description	Size	Price	Availability
Plot 2 – Four Bed	–	£545,000	Available
Plot 4 – Four Bed	–	£545,000	Available
Plot 3 – Four Bed	–	£545,000	Available
Plot 5 – Four Bed	–	£545,000	Available
Plot 6 – Four Bed	–	£595,000	Available
Plot 10 – Four Bed	–	£525,000	Available