



WOODLAND
 LODGE

PRIVACY, SPACE & SECLUSION

Set within a quiet residential stretch of Holme Lane, Woodland Lodge is a distinctive four-bedroom detached home occupying an extensive, private plot that feels immersed in the surrounding countryside. Substantially extended over time, the property offers a versatile and flowing layout, generous reception spaces and a sense of seclusion that is rarely found so close to everyday amenities. The vendors were originally drawn to the home by its privacy and rural feel, and over the years have carefully enhanced it to create a welcoming family home designed around social living, entertaining and comfort. Despite its tranquil setting, major shops, supermarkets and superstores are all within a five-minute drive, making this an ideal balance of countryside calm and modern convenience.





WELCOME HOME

A sweeping driveway leads you to Woodland Lodge, where stone-built additions sit comfortably alongside the original bungalow, giving the home a timeless and established presence. A detached double garage and adjoining workshop to the rear provide excellent storage, workspace and secure parking, while the grounds offer ample room for visitors. Stepping inside, the sense of space is immediate. Wide hallways and open sightlines set the tone for a house that has been designed to flow easily from one area to the next, ideal for both everyday living and larger gatherings.



LIVING & ENTERTAINING

The heart of the home lies in the open-plan kitchen, dining and living arrangement, which has been knocked through and renovated to create a bright, sociable space where family and friends naturally come together. Large windows and glazed doors draw in natural light and frame views over the gardens, reinforcing the home's connection to the outdoors.





The kitchen is well appointed with a range of quality appliances, including a De Dietrich steam oven, microwave and induction hob with extractor, an AEG oven, Samsung dishwasher, integrated fridge and freezer, and a Liebherr larder fridge. Generous worktops, excellent storage and a practical layout make this a kitchen that works just as well for day-to-day use as it does for entertaining. A separate back kitchen and utility area keeps laundry and additional storage neatly tucked away, helping the main living space remain calm and clutter-free.



Two conservatories further enhance the sense of space, providing versatile reception rooms that can be enjoyed throughout the year, whether as dining areas, relaxed sitting rooms or peaceful spots to take in the surrounding greenery.



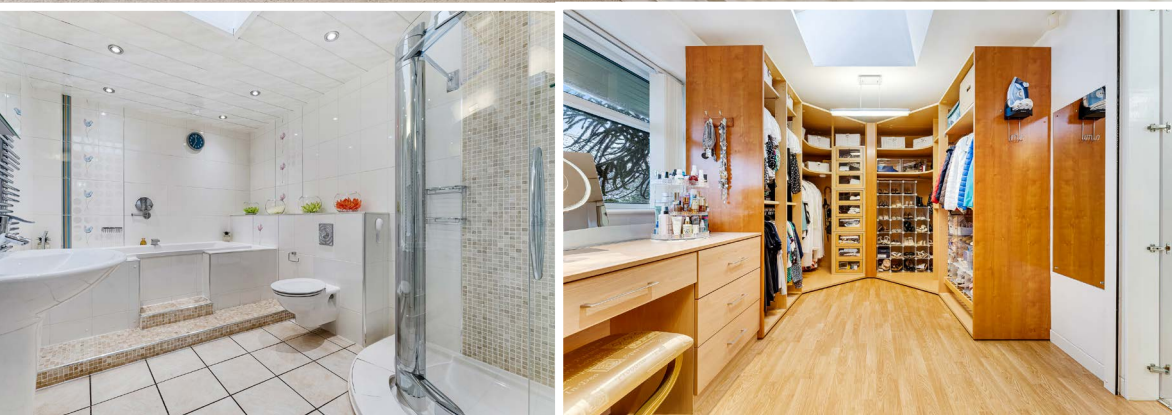


A particularly impressive addition is the two-storey stone-built extension, which houses a large games and bar room on the lower level - a fantastic social space for evenings with friends, family celebrations or relaxed entertaining. This room adds real character and flexibility to the home.



The main lounge centres around a striking large stone fireplace, fitted with a remote-controlled gas fire with mood lighting, creating a warm and inviting atmosphere for quieter evenings.





BEDROOMS & BATHING

Woodland Lodge offers four beautifully arranged bedrooms, each thoughtfully positioned to provide comfort, privacy and flexibility, with the accommodation anchored by two particularly impressive bedroom suites. The principal suite on the ground floor is a standout feature of the home and has been designed as a true private retreat. Generously proportioned, the room comfortably accommodates both sleeping and seating areas and enjoys direct access onto the terrace and gardens via glazed doors. Soft carpeting, elegant décor and integrated air conditioning enhance the sense of calm and indulgence, while extensive fitted storage keeps the space uncluttered and refined. Adjoining the bedroom is a superbly appointed dressing room, offering an abundance of wardrobe space alongside a discreet secure safe room. The en suite bathroom continues the sense of luxury, finished in striking high-gloss tiling and featuring a deep inset bath, a substantial walk-in shower enclosure with gold-toned detailing, vanity storage and quality sanitaryware, creating a spa-like environment for everyday use.





On the lower ground floor, a second large double bedroom offers equally impressive proportions, making it ideal for guests, older children or multi-generational living. This room benefits from its own en suite bathroom, ensuring privacy and independence, while its separation from the main living areas adds to its appeal as a self-contained-feeling suite.



The remaining two bedrooms are well placed to serve family members or visiting guests, each offering comfortable and adaptable accommodation suitable for a variety of uses, including home working if required. A well-appointed shower room serves these remaining bedrooms, completing the bathing provision within the home and ensuring convenience and flexibility for family life and entertaining alike.





GARDENS & GROUNDS

Woodland Lodge occupies an extensive and notably private plot, with gardens wrapping around the bungalow to create a series of outdoor spaces designed for both relaxation and entertaining. The setting immediately conveys a sense of seclusion, with mature planting and established boundaries ensuring privacy throughout the grounds. Sweeping lawns are interspersed with stone-edged terraces, providing natural zones for outdoor dining, quiet seating or simply enjoying the surrounding greenery. These areas feel thoughtfully arranged, offering sun and shelter at different times of day, while maintaining an open, unspoilt outlook that reinforces the home's countryside feel. The gardens provide a wonderful extension of the living space, equally suited to large family gatherings, summer entertaining or more peaceful everyday enjoyment. With ample room for further landscaping or personalisation, the plot offers both immediate appeal and long-term potential. Set to the rear, the detached double garage with adjoining workshop adds further practicality and flexibility. Whether used for secure vehicle storage, hobbies, additional storage or as a functional workspace, it complements the main house without intruding on the garden setting. Altogether, the grounds offer a rare combination of space, privacy and usability, enhancing the sense that Woodland Lodge is a home to be enjoyed both inside and out.





OUT & ABOUT

Holme Lane lies within the Forest of Rossendale, an area celebrated for its dramatic landscapes, rolling countryside and strong sense of community. Nearby villages retain a rural charm, while Rawtenstall – just a short drive away – provides a lively mix of independent shops, cafés, bars and restaurants, along with major supermarkets and an M&S Food Hall at New Hall Hey Retail Park. Outdoor enthusiasts are spoilt for choice, with riverside walks, woodland trails and open moorland close by. Highlights include Holcombe Hill and Peel Tower, Lee Quarry, Cowm and Clowbridge Reservoirs, and the scenic routes around Entwistle and Turton Reservoirs. Leisure facilities such as Ski Rossendale, golf courses and garden centres are all within easy reach. Road links via the A56, A682 and M66 provide straightforward access to Manchester, Bury, Burnley and Accrington, with Manchester Airport reachable in around 40 minutes. Rail services are available from nearby Accrington and Entwistle stations, while the X43 Witch Way bus offers regular services into Manchester. A range of well-regarded schools serve the area, including St Peter's and St Mary's RC Primary Schools, Edenfield Primary School, and Bright Futures Nursery, alongside several other 'Good' and 'Outstanding' rated primary and secondary options. Alder Grange, Haslingden High, Bacup and Rawtenstall Grammar School, and Accrington and Rossendale College are all within convenient reach.





KEY FEATURES

- Substantial four-bedroom detached home set within an extensive private plot
- Exceptional ground-floor principal suite with dressing room, safe room and luxury en suite
- Second impressive bedroom suite on the lower ground floor with its own en suite bathroom
- Two conservatories providing versatile reception spaces with garden views
- Impressive games and bar room ideal for entertaining and social gatherings
- Mature, wraparound gardens offering privacy, stone-edged terraces and open lawns
- Detached double garage with adjoining workshop providing excellent flexibility
- Peaceful semi-rural setting with countryside feel, yet close to Rawtenstall amenities

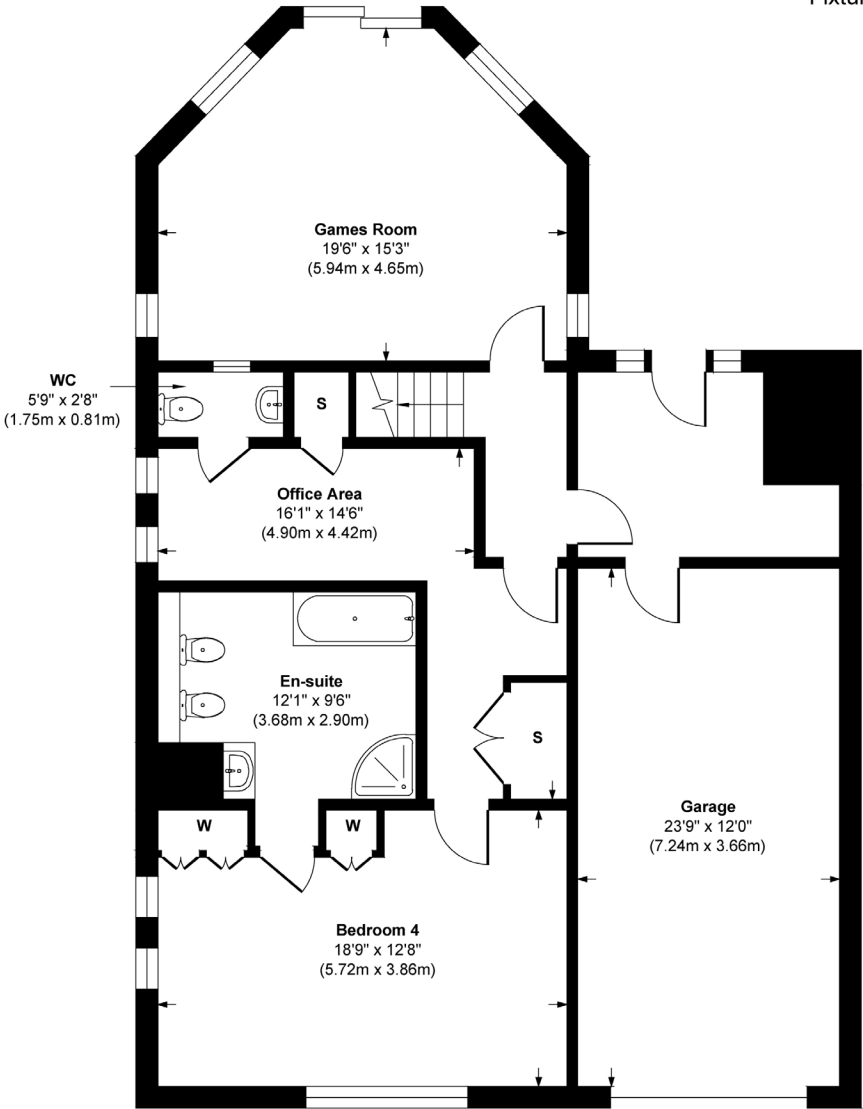


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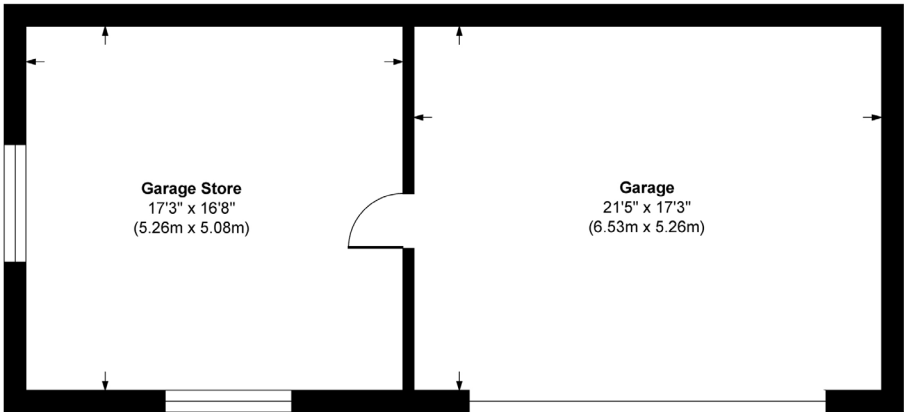
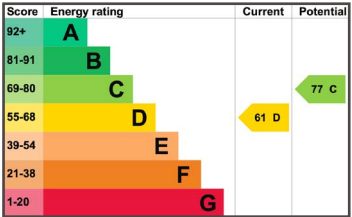
Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

Approx. Gross Internal Area 5038 sq. ft / 468.03 sq. meters (Including Garage)

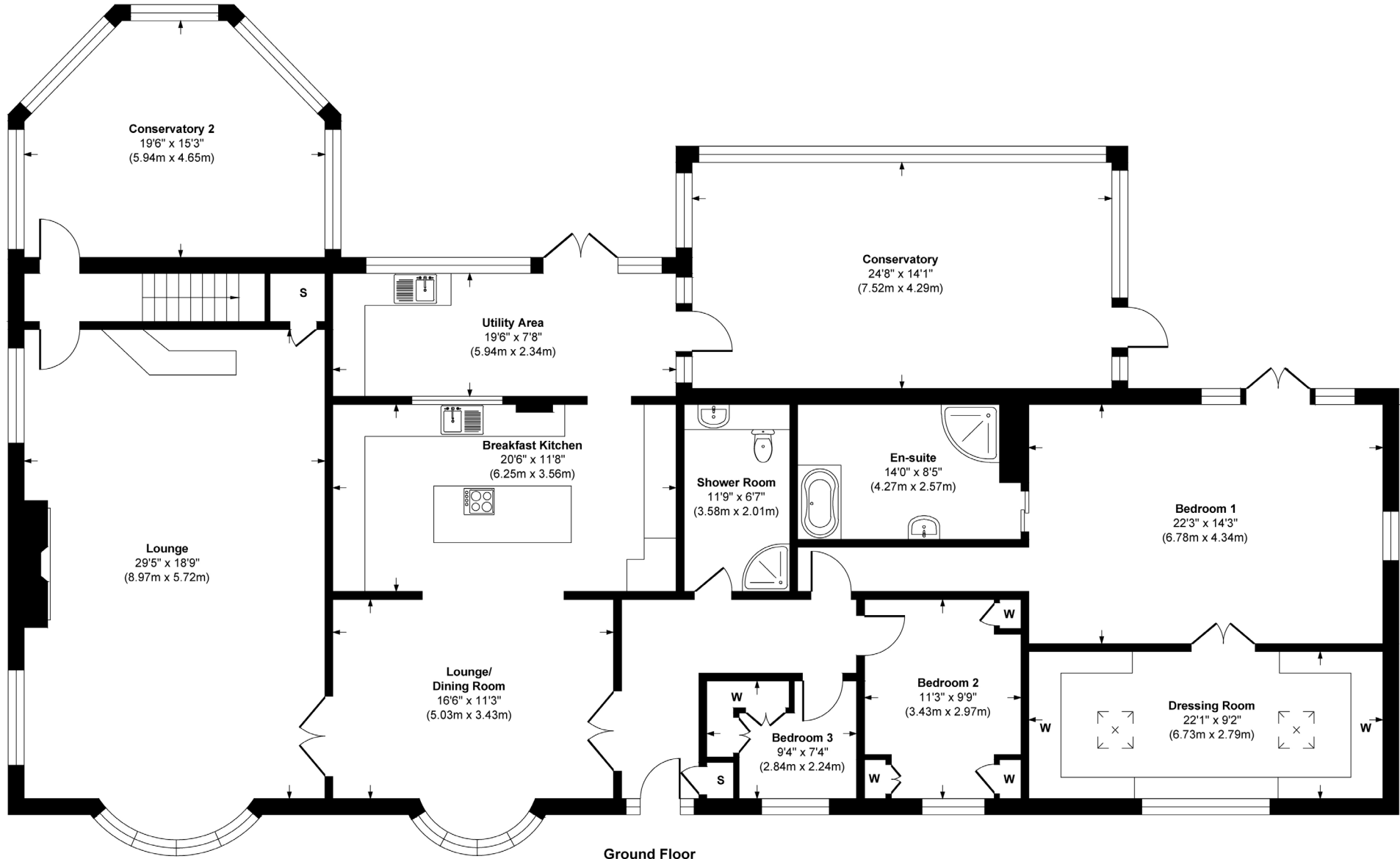
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



Basement
 Approximate Floor Area
 1280 sq. ft
 (118.91 sq. m)



Garage/Outbuilding
 Approximate Floor Area
 652 sq. ft
 (60.57 sq. m)



Ground Floor
 Approximate Floor Area
 3106 sq. ft
 (288.55 sq. m)

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HOLME LANE,
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BB4 6JB

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