





## WELCOME TO THE WATERHOUSE

Hidden deep in the spectacular Rossendale Valley in a peaceful hamlet near thriving market towns, this gorgeous Scandinavian-inspired three-storey house expands over 3,000 square feet. Its balconies overlook a tranquil garden featuring a babbling brook and the ruins of the old mill, while across the bridge, you'll discover a detached annexe complete with a cosy wood burner.



Inside, the high-end contemporary aesthetic and bright, spacious rooms with full-height windows and redecked balconies give the house a mountain lodge feel and leave little for the new owners to do – except move in and enjoy the stunning setting and convenient location.



From Cowpe Road, a stone wall frames a large driveway with a detached garage. Steps rise from here to a covered patio echoing the sandy stonework, which meets an upper exterior of cladding, grey tiles, and white rendering. Open the front door into an entrance foyer – brightened by dual-aspect full-height anthracite picture windows with fitted blinds – to explore the interior.

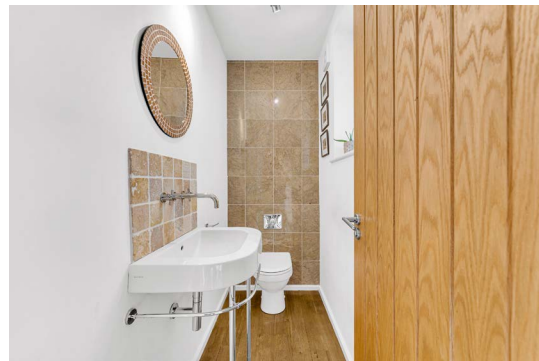


# PERFECTLY DESIGNED SPACES

Straight ahead, an internal window with Venetian blinds draws natural light into the spot-lit study, which also has a view of the front garden. Painted white and lined with a grey carpet, it's a quiet and conveniently positioned space to work. In the main hallway, the solid oak staircase matches the internal doors and frames throughout the house. To one side, there's an incredibly useful boot room with a practical tiled floor and loads of built-in floor-to-ceiling storage for the whole family's coats and shoes.



Back in the hall, wooden flooring runs into a part-tiled contemporary WC and a huge dual-aspect living and dining room with full-height anthracite sliding doors and a picture window leading to the raised decking. Above, chunky beams and spotlights continue in the kitchen on the other side of the walkthrough, where double doors also provide direct access outside.





Looking around, you'll notice a big central island with Corian worksurfaces and a fabulous range of high-gloss cream cabinetry that blends in with the AGA. There's also a tall drinks fridge in the corner, plus room for an American-style fridge-freezer, dishwasher, and laundry appliances in the fitted utility room.



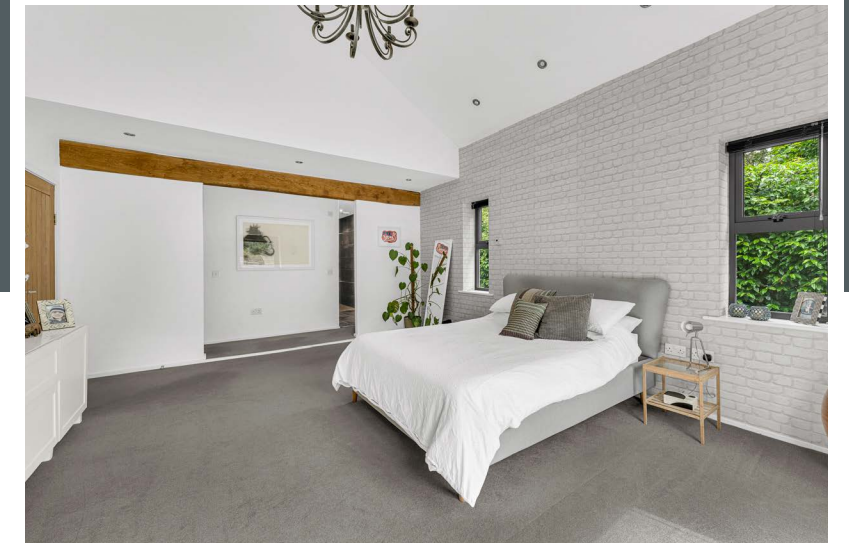


The crisp white paintwork continues upstairs on a landing with built-in storage, which opens to a large balcony forming the entrance canopy below. The soft grey carpet underfoot continues in all five double bedrooms, split over the middle and top floors.

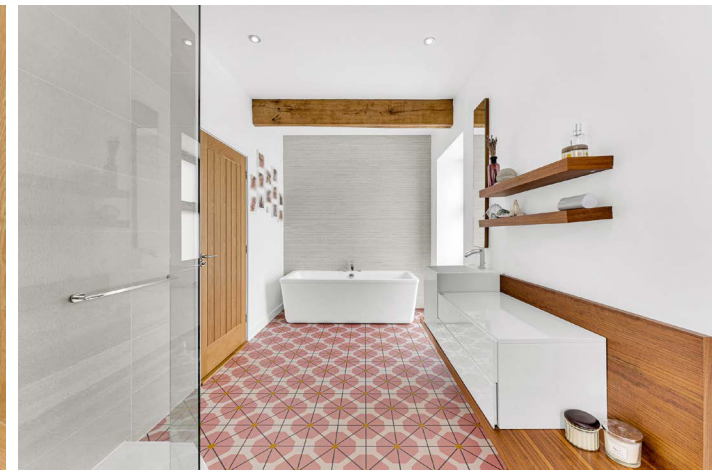
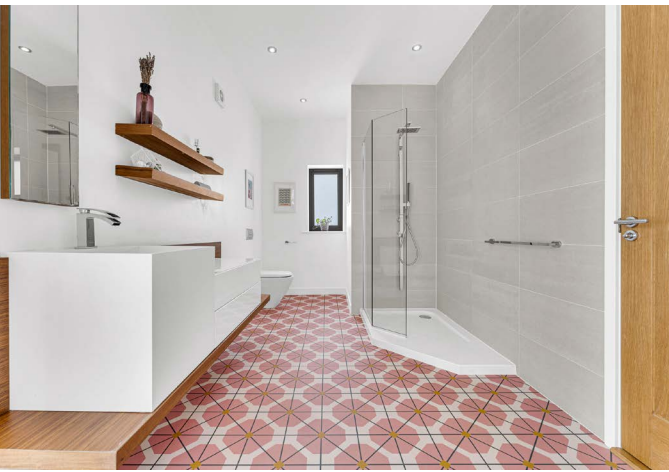


## ROOMS WITH A VIEW

Decorated in calming, neutral tones, the impressive double-height master suite features large rear windows and glazed double doors to your private balcony, where you can enjoy a quiet coffee while listening to the waterfall. Beyond the beam, the walk-in dressing room has plenty of integrated storage for all your clothes, shoes, and accessories. It adjoins an incredible, luxuriously tiled en suite with a central wet-room-style open rainfall shower and stylish high-spec sanitaryware.





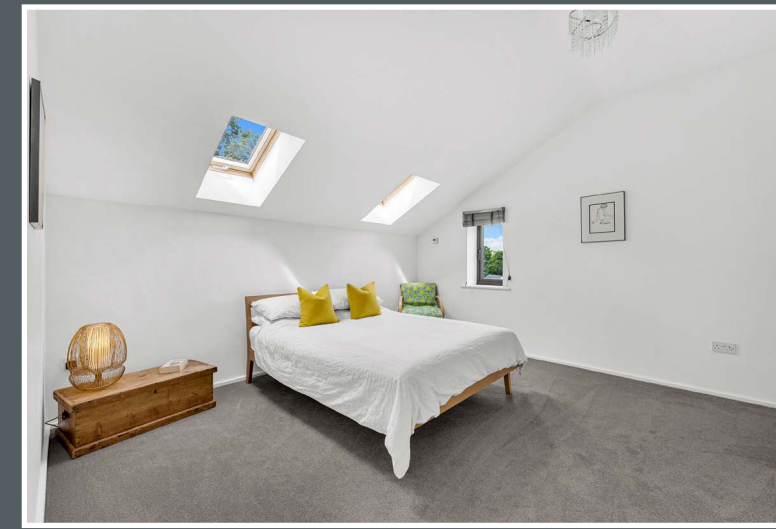


Similarly decorated, bedroom two is another large double with ceiling spots, a chandelier fitting, and chunky beams. It also has sliding doors to another balcony overlooking the brook and old mill. In the third bedroom, double doors share access to the main balcony with the landing. Both rooms share an oversized, spot-lit family bathroom. Here, grey splashback tiles combine with striking pink-patterned high quality vinyl floor for a chic backdrop to the walk-in rainfall shower, a stylishly mounted vanity basin unit with a waterfall tap and matching shelving, a double-ended bath, a chunky beam, and large windows.

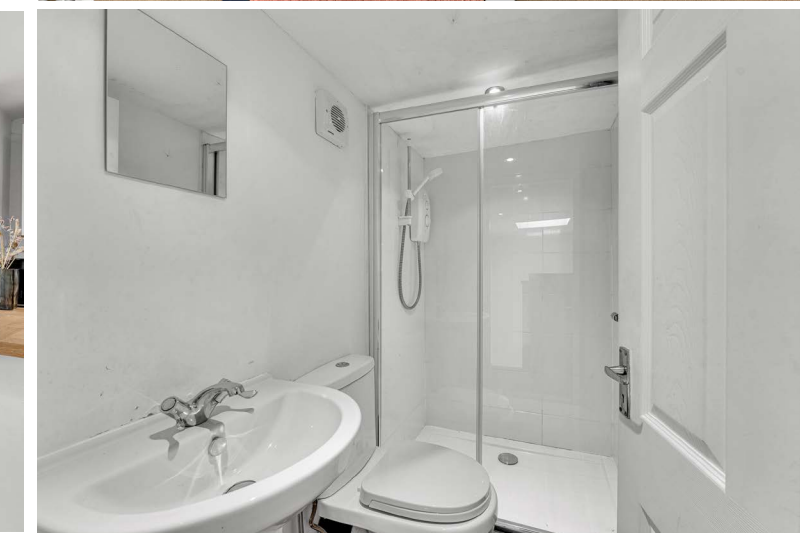




On the top floor, you'll find two bright, spacious double bedrooms, a monochromatic three-piece shower room, and a handy storage room. However, the piece de resistance is yet to be discovered – a fully clad jacuzzi room boasting outstanding views across the valley through the open aspect window – the perfect retreat at the end of a hard day.

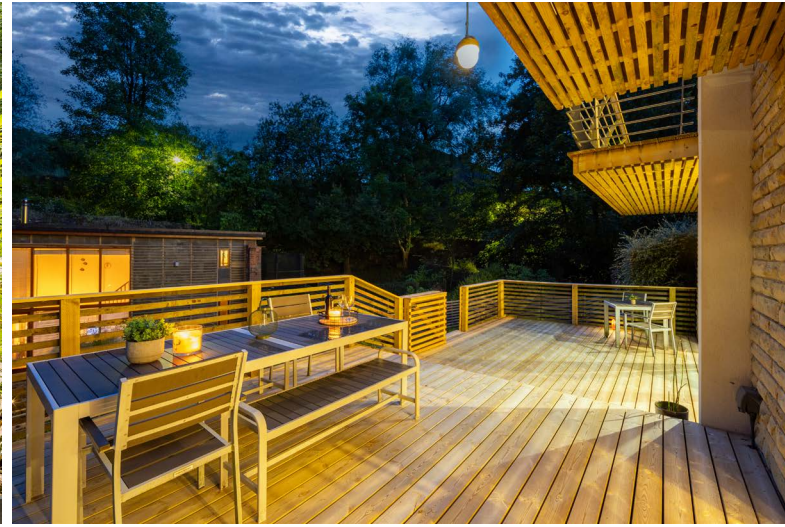


# THE ANNEXE



Across the bridge, a beautifully decorated one-bedroom annexe cottage awaits. Complete with an open-plan, fully fitted modern dining kitchen and living area with a wood burner and double-height window, a double bedroom with an en suite shower room, a hidden courtyard and independent access, it's a fantastic option for guests, relatives, or holidaymakers. Alternatively, you could use the space as an office/business base, studio, or private retreat.

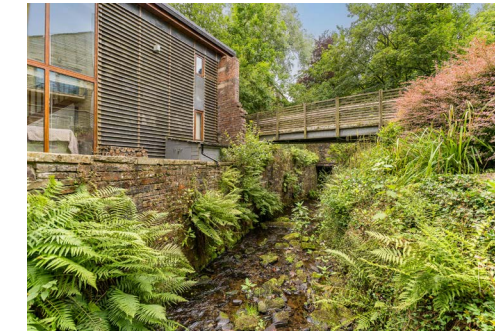
# AN AMBIENT OASIS



You'll also discover lawns to the side, rear, and across the bridge, with a private terrace belonging to the annexe. In spring, look out for the lambs in the nearby fields. Overall, the garden is a charming meditative paradise that will soothe your soul whenever you enter.



The Waterhouse's elevated position allowed for an expansive raised tiered deck below the rear balconies, where you can sit, eat, drink and relax surrounded by the sound of wind blowing through the ubiquitous mature trees and the babbling brook and waterfall beyond. To the front, terraced stone and chipped borders and a variety of mature shrubs and plants frame the driveway, while slatted fencing ties the raised deck in with the bridges and tranquil pathways that lead past the romantic ruins of the old mill to the detached annexe.



## OUT & ABOUT

Cowpe is a hamlet in Rossendale in the South Pennines near Rawtenstall, Bacup, and Waterfoot. Renowned for its scenery, it is home to an active community hall running various groups and clubs, a recreation ground, and a Christmas tree farm. Cowpe Reservoir has footpaths to the moors and is popular with walkers, fishing enthusiasts, and mountain bikers. Just down the road in the historic mill town of Waterfoot, you'll find a scattering of shops and eateries, a Co-op, a petrol station, and a medical practice. Waterfoot Primary School and Bacup and Rawtenstall Grammar School are also both just a 10-minute walk. Part of the Forest of Rossendale, which consists of the steep-sided valleys of the River Irwell and its tributaries, the area's largest centre is Rawtenstall – a buzzing market town with a heritage railway. Here, independent shops and boutiques, delis, cafés, and restaurants line the cobbled streets, but there's also a good range of major supermarkets/discount chains and an M&S Food Hall at the nearby New Hall Hey Retail Park. Furthermore, the semi-rural location lends itself to outdoor pursuits.

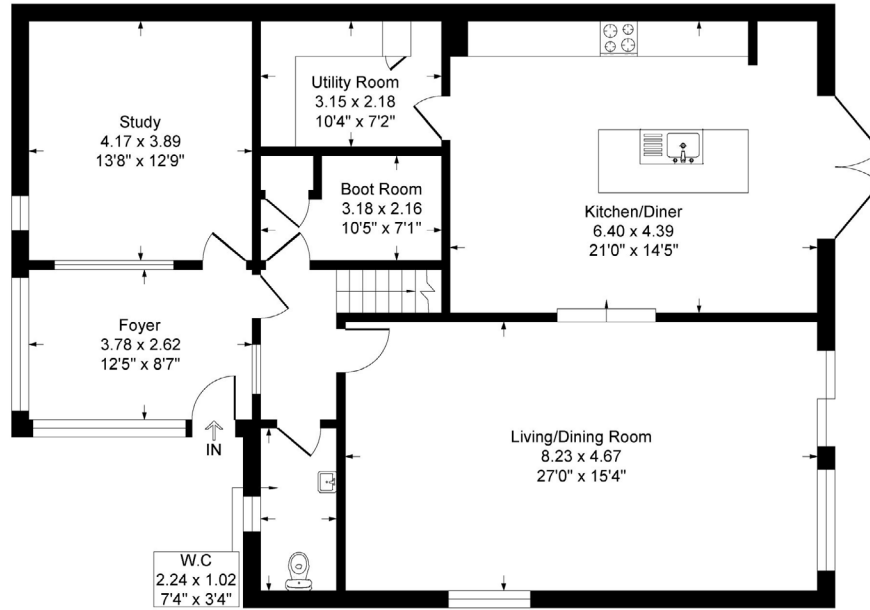
You'll discover numerous local walks and green spaces within easy reach, including Edge Lane, Ski Rossendale dry ski slope, Marl Pits Leisure Centre, Golf Kingdom and Marl Pits Garden Centre, and The Water Ski Academy at Cowm Reservoir. Of course, you can explore the wider area to find more peaceful retreats, such as Haslingden Grane, The Pennines, the Healey Dell Nature Reserve and Rooley Moor in Rochdale, the River Irwell and Peel Tower on Holcombe Moor. To travel and commute around the wider region, hop onto the A56/A682 or the M66 for quick journeys to Manchester, Bury, Burnley, Accrington, Skipton, Preston, Leeds, and Bradford. National railway connections run from nearby Accrington, Entwistle, Walsden, and Bury stations. In addition, buses run to Rawtenstall bus station (with direct onward links to Manchester and Burnley) every 15 minutes from Waterfoot. Beyond this, you'll have plenty to do and see in the wider area. Some local cultural highlights include The Whittaker Museum & Art Gallery in Whittaker Park (with café, events, workshops and films); The Helmshore Textile Museum; local brass bands; a Carnegie library; the Orwell Valley Sculpture Trail; and The Halo and Singing Ringing Tree Panopticons.



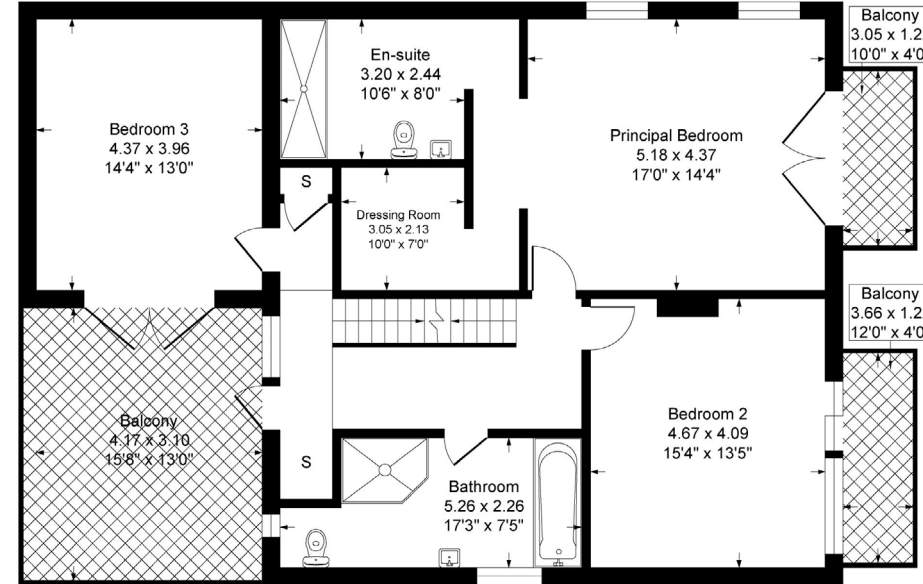
# KEY FEATURES

- Over 3,000 sq ft of space in a peaceful hamlet within Rossendale Valley
- Bright, contemporary interior featuring full-height windows, oak staircases, and a spacious kitchen with high-gloss cabinetry and an AGA
- Five double bedrooms, including a master suite with a private balcony, dressing room, and luxurious en suite
- Additional top-floor features include a jacuzzi room, two further bedrooms, and a shower room
- Detached annexe offers a one-bedroom cottage with an open-plan kitchen and living area, ideal for guests, holiday rentals, or a business space
- Expansive tiered deck, mature gardens, and pathways leading to the annexe, all set amidst picturesque ruins and natural surroundings
- Conveniently located near local amenities and schools, with easy access to major roads and public transport links for commuting

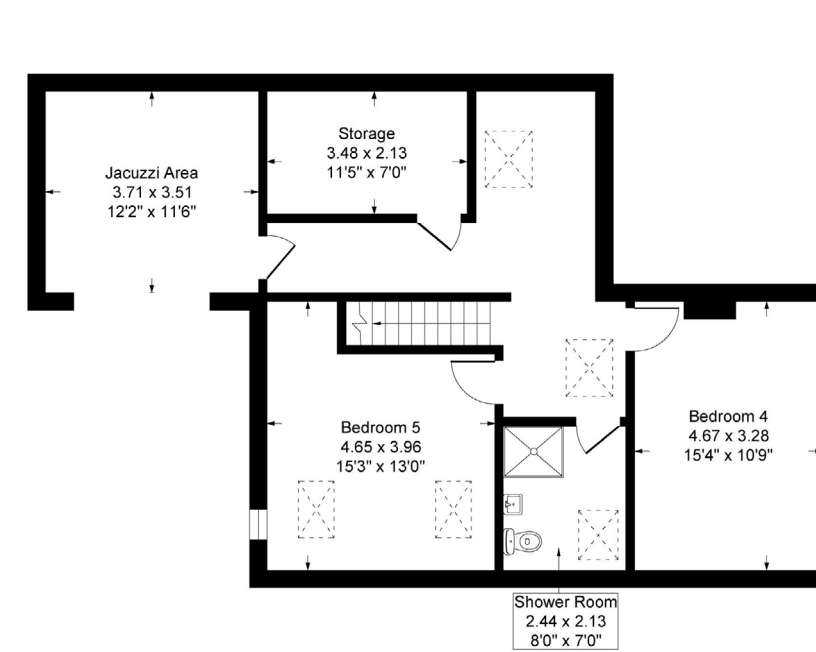
Ground Floor  
1336 sq.ft. (124.1 sq.m.) approx



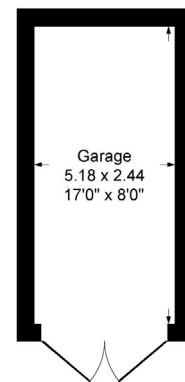
First Floor  
1194 sq.ft. (110.8 sq.m.) approx



Second Floor  
858 sq.ft. (79.6 sq.m.) approx



Garage  
136 sq.ft. (12.6 sq.m.) approx

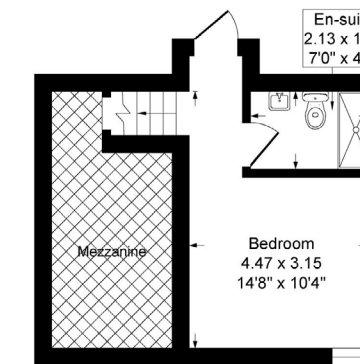


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annex Ground Floor  
331 sq.ft. (30.7 sq.m.) approx



Annex Mezzanine Level  
171 sq.ft. (15.9 sq.m.) approx



**Total Floor Area : 4026 sq.ft. (373.9 sq.m.) approx**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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