



WORKS GREEN WICK

Stunning views and a private gated setting combine in this unique stone-built detached house, where highly stylised, spacious rooms create an ultra-versatile layout designed for families and entertaining in style.

SETTING THE SCENE



Boasting a sunny wrap-around tiered garden, easy access to Manchester City Centre, and surrounded by beautiful country walks, the location is just as perfect as the setting. Since owning the property, the sellers have extended and rebuilt the kitchen, which was designed by a local architect. Triple-glazed windows were also installed at the front of the house to ensure a warm and quiet atmosphere within.





AN ELEVATED POSITION

A gated intercom entrance to Worswick Green offers secure access to the street, a leafy cul-de-sac within walking distance or a short drive of Rawtenstall's thriving town centre. Just ahead, stone walls (to match the home's exterior) frame a block-paved drive to the front and another parking area that wraps around the side of the house by the integral garage. Ring-style cameras and a doorbell provide even more security as you approach a contemporary, industrial-inspired entrance with a balcony above, complementing the grey window and door frames. Turn around momentarily to soak in the view over the cricket club and the rolling hills beyond before stepping through the oak double doors into the porch.





Another set of doors from the porch with leaded glazed panels allows light into the split-level reception hallway. Here, wooden flooring and black-painted skirtings, architraves, and internal doors bring richness and depth to the crisp white walls and the coved, spot-lit ceiling.

Ahead, the contemporary staircase with its black-framed glass bannisters and open risers runs away with the theme, creating a real statement as you arrive home. To your left, you'll discover a spot-lit study or home office painted white to the elegantly coved ceiling and floorboards to match the hallway. The study could easily fit several workspaces, so it's perfect for running a business, with inspiration from the gorgeous rolling hills visible from the two front windows.



FAMILY LIVING





Across the hallway, double doors reveal a spacious dual-aspect sitting room with lovely views captured by triple picture windows to the front. Above, a modern chandelier brightens the soft, neutral walls, grey carpet, and a coved ceiling that meets a deep-blue curved chimney breast to complement the feature wallpaper, with a cosy log burner beneath.





On the upper landing, you'll pass a part-tiled, two-piece WC on your way to the spectacular dining kitchen – a modern space for the whole family to enjoy. Beyond the Diane Berry fitted kitchen, the vaulted extension drinks in natural light and beautiful views from six huge picture windows, four Velux windows with remote-and-app-controlled blinds, and wide bifold garden doors crowned by a gable window. Attractive pendant lights and plenty of ceiling spots further brighten the kitchen and dining areas, which are united by bright white walls and grey herringbone ceramic flooring, specifically chosen to retain the heat from the underfloor heating system.





There's a triple-glazed window above a sink with a Quooker hot tap, while sleek matt-black handle-free cabinets, full-height cupboards, a large central island bar, and chic marble-style quartz worktops complete the monochromatic aesthetic. The kitchen also features a pop-up charging station and integrated appliances, including a NEFF double oven with warmers, an induction hob with a hidden extractor, a Siemens wine cooler, a microwave, and floor-to-ceiling fridge and freezer units positioned either side of the window. The adjoining utility room offers matching cabinetry and quartz-topped surfaces, carefully chosen to complement the Diane Berry kitchen, plus a second sink, space for laundry appliances, and easy access to the back garden.



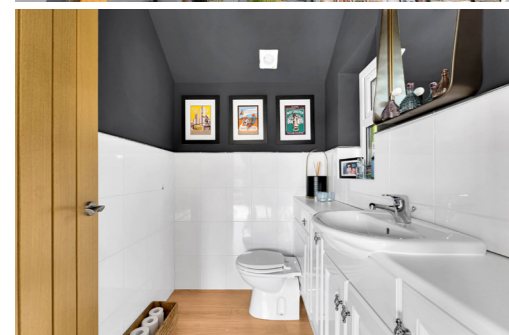
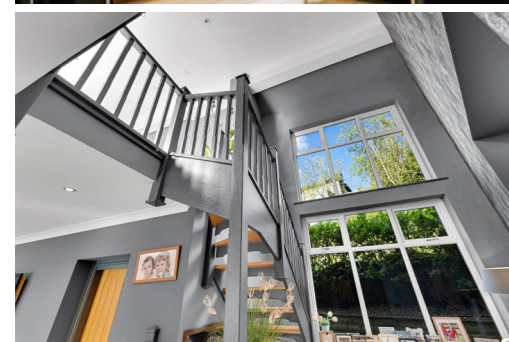
KITCHEN DREAMS



NEXT LEVEL ENTERTAINING

From the upper hallway, continue on to find a snug, painted deep blue from the walls to the spot-lit ceiling, where you can plan your next adventure with help from a full-sized world map. Sliding glazed doors provide direct access to the rear terrace, while a walkthrough connects to a bright rear hallway illuminated by a double-height window. Here, charcoal-grey walls to match the staircase pair with wooden flooring that continues in an adjoining games room with identical décor. Lit by ceiling spots and a trio of windows fitted with coordinating wooden shutters, this massive entertaining space, complete with underfloor heating, could suit numerous uses, including a playroom, lounge, cinema room, or the ultimate home gym, with convenient access to the integral double garage.





Return to the rear hallway, taking the stairs to the mezzanine level to discover an incredible entertainment lounge, once again painted in a soft grey to complement the wooden flooring. Featuring a spot-lit bar with underfloor heating and a dedicated WC, it has amazing views from the picture window and bi-folding doors that fully open to a large, decked balcony. Sit here with a morning brew or an evening tippie to watch the sun rise and set, gather everyone together for meals, or enjoy front-row seats to the bonfire night firework display at the cricket club.



REST EASY

Meanwhile, the main staircase in the reception hallway invites you to explore four double bedrooms. Just off the landing, a glazed entrance opens to another balcony with fabulous scenic views. All four spot-lit bedrooms have been decorated in calming tones to the coved walls, with the largest three fitted with neutral carpets. The primary suite lies at the front, making the most of the beautiful countryside through a trio of picture windows.



This generously proportioned double benefits from a full range of fitted furniture, including a dressing table with shelving and a large mirror, drawers, wardrobes, and over-the-bed storage, along with a walk-in wardrobe. Head into the three-piece, spot-lit en suite to luxuriate in a walk-in rainfall shower with herringbone subway tiles and a Crittall-style screen.





Two further doubles face the garden and feature fitted wardrobes and modern en suite shower rooms, while the final double enjoys integrated wardrobes and views from two front picture windows across the hills. Spot-lit and with large white wall tiles, the family bathroom has modern sanitaryware, a raised bathtub with a central overhead rainfall shower, a separate rainfall shower enclosure, and a chrome heated towel rail.





SUNRISE TO SUNSET

Outside, stone walls, railings, and curved fence panels enclose the south-facing front lawn without interrupting the scenery beyond. At the back of the house, there's a large wrap-around terrace for savouring al fresco meals in arm's reach of the dining kitchen, while raised block-paved and slate patio areas offer more space for relaxing and entertaining, sheltered by a stone-bordered slope filled with a colourful variety of mature shrubs, grasses, and trees.

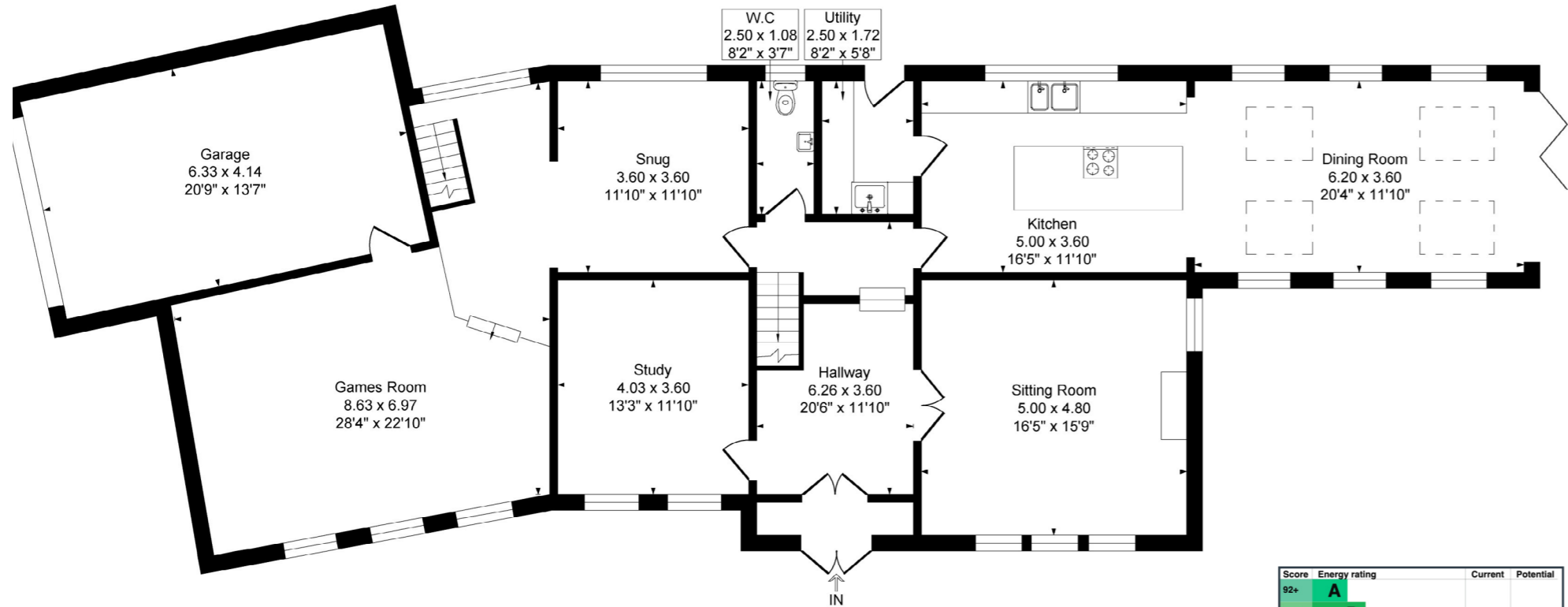


OUT & ABOUT

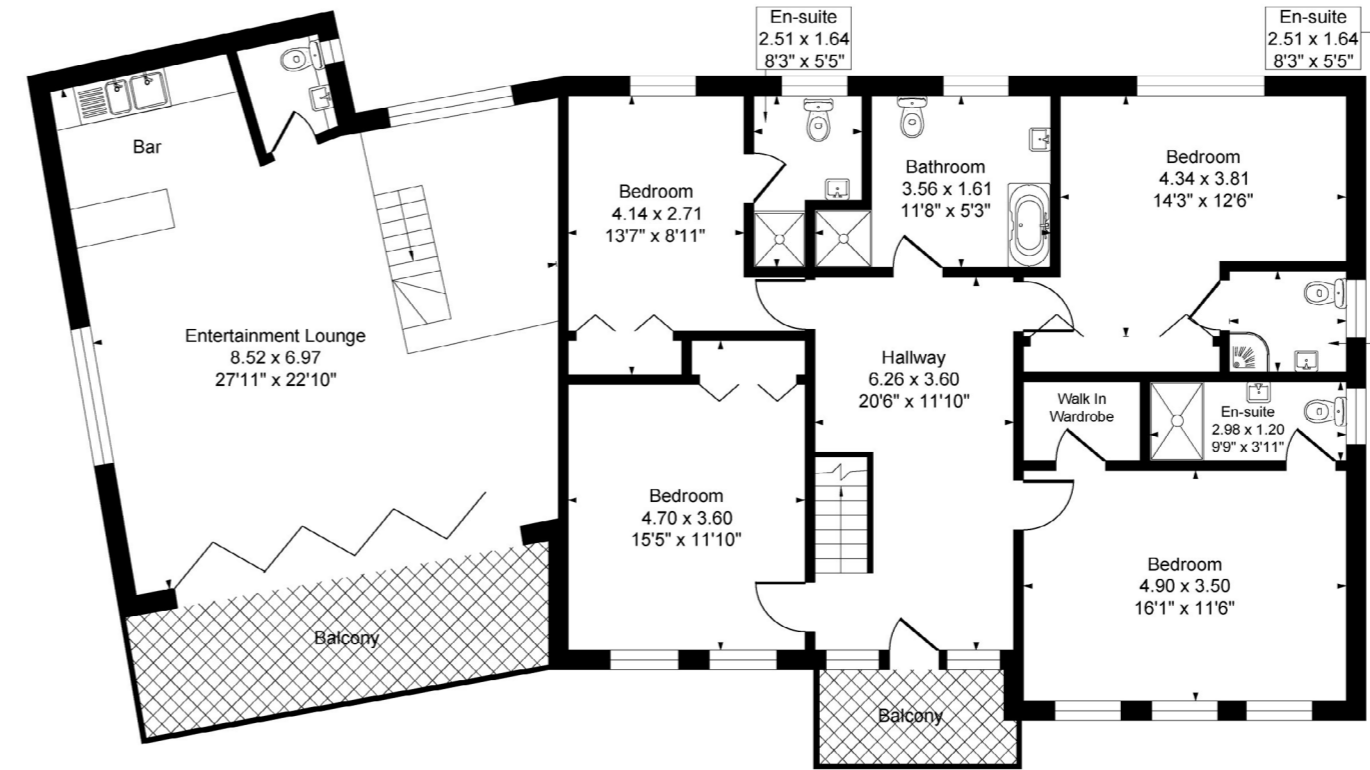
Part of the Forest of Rossendale, which consists of the steep-sided valleys of the River Irwell and its tributaries, the area's largest centre is Rawtenstall – a buzzing market town just a few minutes' drive away that has been earmarked for a ten-year £20 million Government investment. Here, independent shops and boutiques, delis, cafés, and restaurants line the cobbled streets, but there's also a good range of major supermarkets/discount chains, an M&S Food Hall at the nearby New Hall Hey Retail Park, and a useful NHS hub. Our local sellers also recommend East Lancashire Railway (where you can watch or ride on the lovely steam trains to Bury via Ramsbottom) and the local library, leisure centre, gym, and garden centres. Furthermore, the semi-rural location lends itself to outdoor pursuits and beautiful moorland walks. Many characterful towns (e.g. Bacup, Ramsbottom, Todmorden, Hebden Bridge, and Accrington) and the Ribble Valley/Forest of Bowland are just a short drive away. 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 station, but you'll also find the X43 Witch Way bus into Manchester nearby, running a few times an hour, and Rawtenstall's bus station just down the road. You can also reach Manchester Airport in 40 minutes. 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. Active families will also love being within striking distance of Ski Rossendale dry ski slope, Marl Pits Leisure Centre, Golf Kingdom, Marls Pits Garden Centre, The Water Ski Academy at Cowm Reservoir, and the sailing club at Clowbridge Reservoir. Local Ofsted-rated 'Good' schools include Belmont Primary School and Alder Grange secondary and sixth form, with Bright Futures Nursery School rated 'Outstanding'. You'll also find many alternatives nearby, including Bacup and Rawtenstall Grammar School, the Ofsted 'Outstanding' Accrington and Rossendale College, and a specialist autism school.



Ground Floor
2163 sq.ft. (200.9 sq.m.) approx



First Floor
1561 sq.ft. (145.0 sq.m.) approx



Total Floor Area : 3724 sq.ft. (345.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Unique stone-built detached house in a private gated setting
- Sunny wrap-around tiered garden, perfect for outdoor entertaining
- Triple-glazed windows ensure warmth and quiet throughout
- Architect-designed kitchen with vaulted extension and six huge picture windows
- NEFF double oven with warmers, Siemens wine cooler, and Quooker hot tap in the kitchen
- Spacious entertainment lounge with a spot-lit bar and bi-folding doors to a decked balcony
- Four double bedrooms, with the primary suite offering a walk-in wardrobe and en suite
- South-facing front lawn and large terrace for alfresco dining
- Easy access to Manchester City Centre, Rawtenstall town centre, and scenic country walks

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