

ROSSENDALE HOUSE

Eight Elegant Apartments in a Historic Victorian Villa

One and two bedroom homes with a choice of private terraces, gardens, duplex lofts, dual-aspect views, shaker-style kitchens, and heritage inspired bathrooms.



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Every effort has been made to accurately represent the renovation of Rossendale House and its design scheme. However, CGI images are for illustrative purposes only and may not fully reflect the final design, materials, or landscaping. Specifications are subject to change.

ROSSENDALE HOUSE

Location

Centrally located in the vibrant market town of Clitheroe in the Ribble Valley, Rossendale House is an elegant Victorian-style villa being transformed into eight beautifully designed apartments, each with thoughtfully planned interiors and high-quality finishes.

This unique development offers a selection of one and two bedroom homes, including options with private terraces, gardens, spacious duplex lofts, and single-story apartments with dual-aspect views—designed to suit your lifestyle.

Highlights include two inviting one bedroom garden flats, a spacious double-fronted basement flat with a rear garden and front terrace, and a detached two bedroom duplex with its own private entrance and garden.

Alternatively, those seeking an impressive duplex loft or stylish single-story one bedroom apartments will find modern living with period features and dual-aspect views, all maximizing natural light and comfort in a stunning conversion.

Experience modern living in a Victorian-style villa.



Rossendale House, York Street, Clitheroe, Ribble Valley, Lancashire



Clitheroe is located 34 miles (55 km) north-west of Manchester

ROSSENDALE HOUSE

Number One

Formerly the 'Coach House', this two bedroom detached property is split over two floors with it's own private entrance and garden terrace.

Open plan lounge, dining and kitchen area with large glazed window looking onto its own private garden.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom suite.

Ground Floor Area:	Size (LxW)	30.4m²
Lounge/Kitchen:	5.1m x 6.3m	(27.4m ²)
Utility store:	3.0 x 1.0m	(3.0m ²)
1st Floor Area:	Size (LxW)	25.2m²
Bedroom 1:	4.6m x 3.4m	(13.1m ²)
Bedroom 2:	2.6 x 2.5m	(6.4m ²)
Bathroom:	0.9 x 3.4m	(2.9m ²)
Hall Landing	1.2 x 3.2m	(2.8m ²)
Outdoor Area:	Size (LxW)	15.9m²
Terrace garden:	14m x 9.4m	(116m ²)

Internal: 55.6m²

External: 15.9m²



Private garden view of the front elevation of the Coach House



Open plan lounge and kitchen looking onto the private garden terrace



Floor Plan - private garden and terrace



Entrance to private garden terrace



Garden view of the Coach House frontage



Al fresco terrace dining



Open plan lounge and kitchen



Shaker-style kitchen with integrated appliances



Garden view of the private terrace garden



Ground Floor Plan



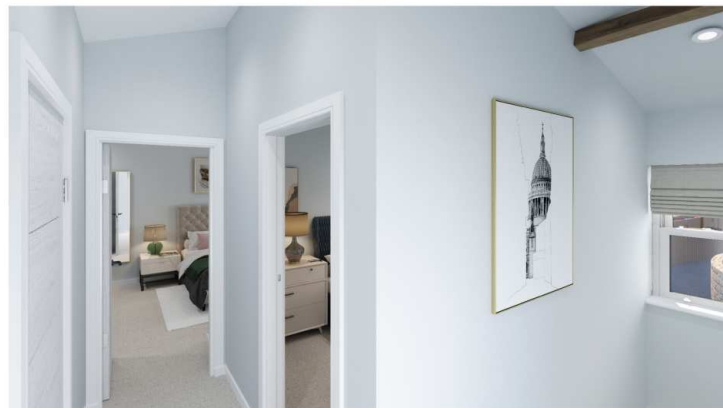
1st Floor Plan



Bedroom 1



Bedroom 1



Hallway landing



Bedroom 2



1st Floor Plan



Bathroom



Bathroom





ROSSENDALE HOUSE

Number Two

Well proportioned dual aspect, two bedroom basement apartment with a private terrace and separate private garden.

Open plan lounge, dining and kitchen area with large glazed window looking onto its own private terrace.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom suite.

Ground Floor Area:	Size (LxW)	86.3m ²
Lounge/Kitchen:	9.6m x 5.3m	(43.0m ²)
Bedroom 1:	4.0m x 5.0m	(18.7m ²)
Bedroom 2:	2.7m x 5.1m	(13.4m ²)
Bathroom 1:	1.7m x 3.8m	(6.2m ²)
Hallway:	3.3m x 1.5m	(3.4m ²)
Utility store:	1.7m x 0.9m	(1.6m ²)

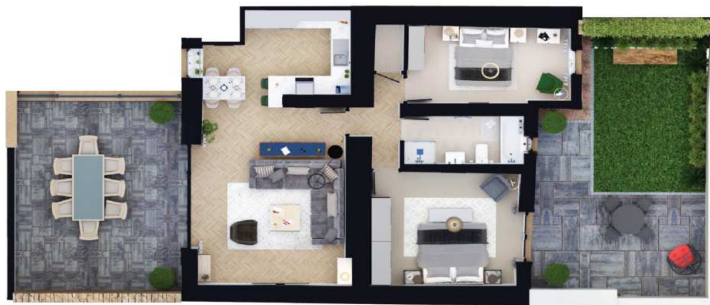
Outdoor Areas:	Size (LxW)	15.9m ²
Terrace:	7.3m x 5.5m	(8.0m ²)
Garden:	10.0m x 5.7m	(7.9m ²)

Internal: 86.3m²

External: 15.9m²



Open plan lounge and kitchen looking onto the private terrace



Floor Plan - private garden and terrace



Entrance to garden and terrace



Private terrace entrance



Private garden off master bedroom



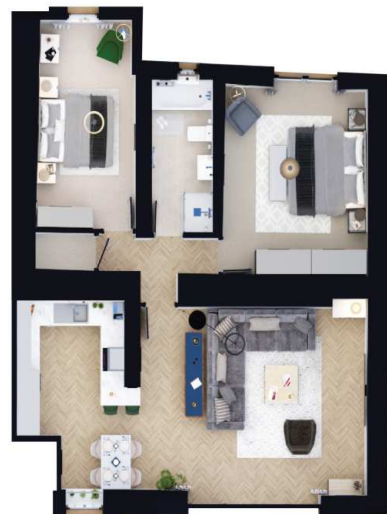
Shaker-style kitchen with integrated appliances



Open plan lounge and kitchen looking onto the private terrace



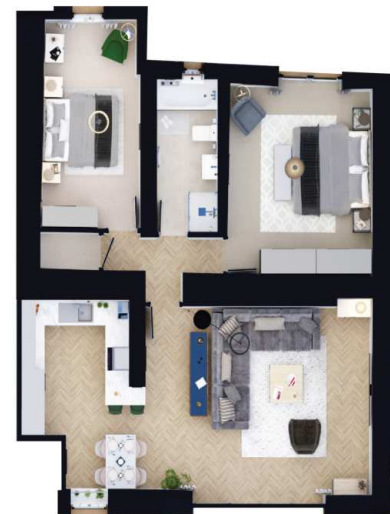
Open plan dining and kitchen



Ground Floor Plan



Master Bedroom with patio doors onto private garden



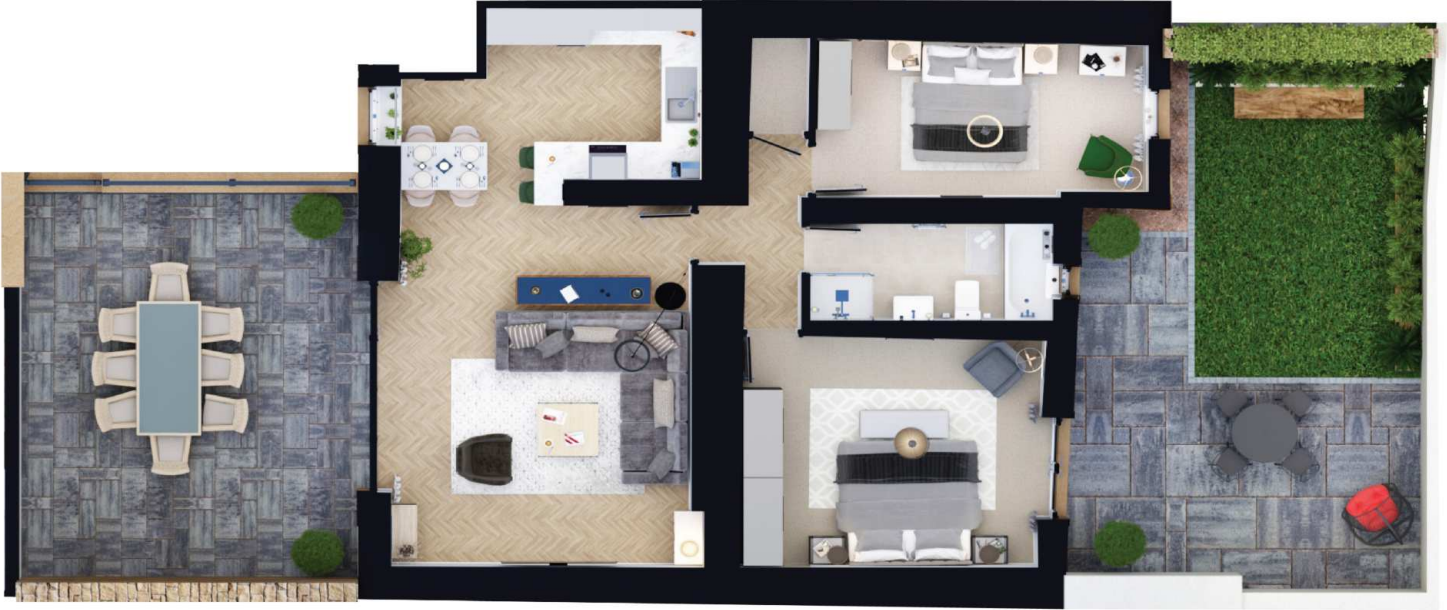
Ground Floor Plan



Bedroom 2



Bathroom



ROSSENDALE HOUSE

Number Three

Ground floor one bedroom apartment with private terrace garden and entrance onto York Street.

Open plan lounge, dining and kitchen area with stunning floor to ceiling period window looking onto York Street.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom suite.

Ground Floor Area:	Size (LxW)	36.4m²
Lounge/Kitchen:	5.0m x 4.9m	(20.0m ²)
Bedroom 1:	3.1m x 4m	(11.3m ²)
Bathroom 1:	2.0m x 2.7m	(5.1m ²)

Garden Area:	Size (LxW)	45.3m²
Grass, Patio and Paving	5.9m x 4.3m	(45.3m ²)

Internal: 36.4m²

External: 45.3m²



Private terrace garden and entrance onto York Street



Shaker-style kitchen with integrated appliances



Private terrace garden



Period window looking onto York Street



Floor Plan



Open plan lounge, dining and kitchen



Master bedroom with bathroom ensuite



Ground Floor Plan



Bathroom ensuite with utility cupboard



Bedroom - period window



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Number Four

Well-proportioned, dual-aspect, one bedroom first-floor apartment.

Open plan lounge, dining and kitchen area with garden views.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom suite.

Ground Floor Area:	Size (LxW)	50.1m ²
Lounge/Kitchen:	4.2m x 4.7m	(19.0m ²)
Bedroom 1:	4.2m x 2.9m	(11.7m ²)
Bedroom 2:	2.1m x 3.7m	(6.9m ²)
Bathroom 1:	3.2m x 1.8m	(5.7m ²)
Hallway:	2.2m x 4.2m	(5.8m ²)
Utility :	0.9m x 1.1m	(1.0m ²)

Internal: 50.1m²



Open plan lounge, dining and kitchen



Open plan lounge, dining and kitchen



Master Bedroom 1



Ground Floor Plan



Bedroom 2



Bathroom



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Number Five

Ground-floor, one-bedroom apartment with a private terrace garden and direct entrance onto York Street.

Open plan lounge, dining and kitchen looking onto private terrace garden.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom suite.

Ground Floor Area:	Size (LxW)	41.5m²
Lounge/Kitchen:	5.9m x 5.3m	(26.9m ²)
Bedroom 1:	3.2m x 3.5m	(11.1m ²)
Bathroom 1:	3.2m x 1.1m	(3.5m ²)

Garden Area:	Size (LxW)	51.0m²
Grass, Patio and Paving	9.0m x 8.2m	(51.0m ²)

Internal: 41.5m²

External: 51.0m²



Private terrace and entrance onto York Street



Open plan lounge and kitchen looking onto private terrace garden



Private terrace garden



Shaker-style kitchen with integrated appliances



Ground Floor Plan



Open plan lounge and kitchen opening onto private terrace garden



Master Bedroom



Ground Floor Plan



Bathroom



Bathroom



ROSSENDALE HOUSE

Number Six

Well proportioned, Second-floor, dual-aspect, one bedroom apartment.

Open plan lounge, dining and kitchen.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom and utility store.

Ground Floor Area:	Size (LxW)	41.0m ²
Lounge/Kitchen:	4.2m x 5.1m	(19m ²)
Bedroom 1:	4.3m x 3m	(12.4m ²)
Bathroom 1:	3.3m x 1.8m	(5.9m ²)
Hallway:	2.0m x 2.0m	(3.7m ²)

Internal: 41.0m²



Open plan lounge and kitchen



Open plan lounge and shaker-style kitchen



2nd Floor Plan



Open plan lounge and kitchen



Master Bedroom



Bathroom



ROSSENDALE HOUSE

Number Seven

Impressive duplex apartment with two bedrooms, two bathrooms, period windows, and dual aspects.

Open-plan lounge, dining, and kitchen area with a stunning bay window room featuring period windows overlooking York Street.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom suite.

Ground Floor Area:	39.6m²	
Lounge/Kitchen:	6.6m x 4.1m	(21.2m ²)
Bedroom 1:	3.6m x 2.4m	(7.9m ²)
Bathroom 1:	2.9m x 1.2m	(2.7m ²)
Hallway:	6.4m x 2.2m	(7.8m ²)

1st Floor Area:	21.9m²	
Bedroom 2:	5.9m x 3.4m	(16.6m ²)
Bathroom 2:	2.9m x 1.7m	(4.1m ²)
Hall Landing:	1.3m x 0.9m	(1.2m ²)

Internal: 61.5m²



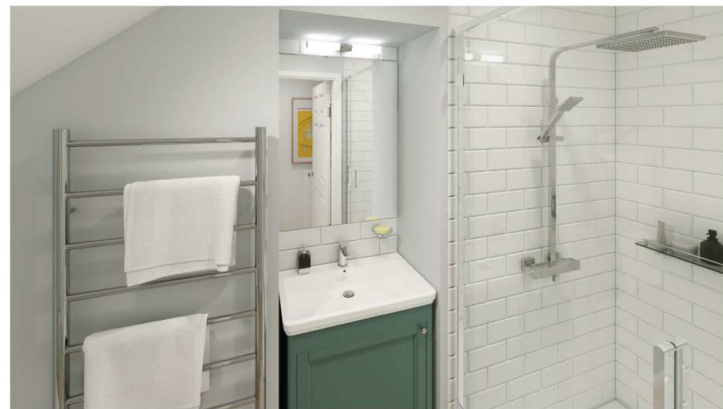
Open plan lounge with period bay windows



Open plan lounge and kitchen



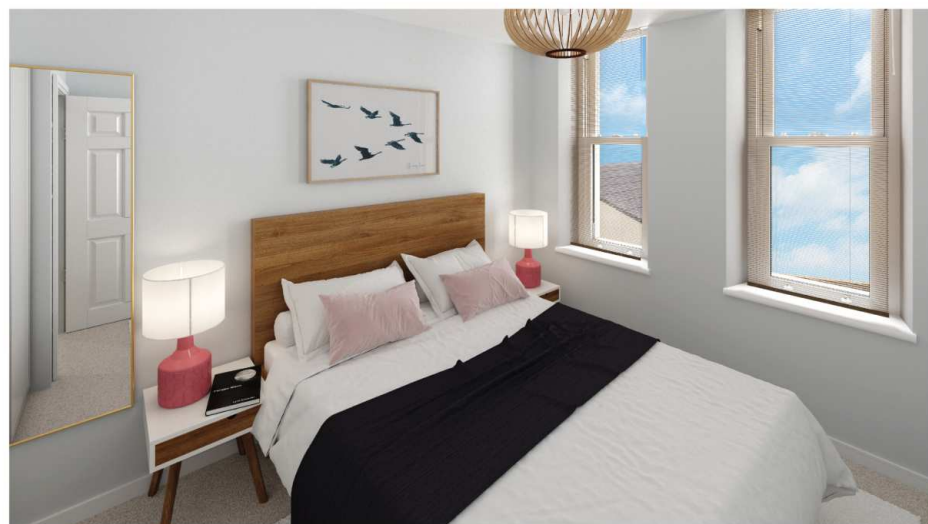
Shaker-style kitchen with integrated appliances



Bathroom 1



Ground Floor Plan



Bedroom 1



Bathroom 2



Bedroom 2



Bedroom 2



First Floor Plan





ROSSENDALE HOUSE

Number Eight

Impressive duplex apartment with two bedrooms, two bathrooms, grand entrance hall and period windows with dual aspects.

Open-plan lounge, dining, and kitchen area with a stunning period windows overlooking York Street.

Shaker-style fitted kitchen with integrated appliances, including fridge/freezer, fan oven with induction hob and a dishwasher.

Heritage style fitted bathroom and utility store.

Ground Floor Area:	Size (LxW)	48.1m ²
Lounge/Kitchen:	4.1m x 6.2m	(23.4m ²)
Bedroom 1:	3.2m x 4.1m	(11.5m ²)
Bathroom 1:	1.9m x 2.7m	(5m ²)
Hallway:	4.3m x 2.3m	(8.2m ²)

1st Floor Area:	Size (LxW)	36.5m ²
Bedroom 2:	4.5m x 6.0m	(29m ²)
Bathroom 2:	2.0m x 3.8m	(5.8m ²)
Hall Landing:	1.1m x 0.9m	(1.7m ²)

Internal: 84.6m²



Open plan lounge, dining and kitchen



Bedroom 1



Bathroom 1



Ground Floor Plan



Open plan lounge, dining and kitchen



Bedroom 2



First Floor Plan



Bathroom 2



Bedroom 2



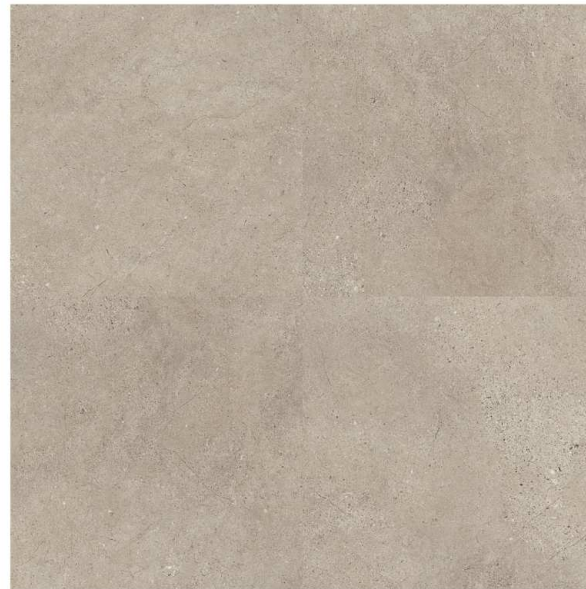


Bathrooms & Ensuites



Fossil Limestone 4537 - Colonia PUR

<https://www.polyflor.com/products/4537>



Pattern: Grid

Format: Tile

Size 457.2mm x 457.2mm

Lounge / kitchen / hallway



Bloomfield Oak Small Parquet 4642 - Colonia PUR

<https://www.polyflor.com/products/4642>



Pattern: Herringbone

Format: Plank

Size 76.2mm x 228.6mm