

## HOW TO FIND US

### From Rawtenstall By Car

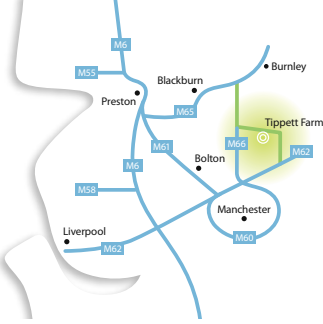
Take the A681, sign-posted Bacup. Continue straight ahead for 2miles, (3000m) until you reach Waterfoot. At the 1<sup>st</sup> mini roundabout continue straight on. At the 2<sup>nd</sup> mini roundabout turn right on to Cowpe Road (this is just after the Royal Hotel). Opposite the car park for the Buck Inn do a 'U' turn along the front of Brookland Terrace (sign posted Top of Leach). Turn left at the end of Brookland Terrace between 2 garages. Head up the concrete farm track for approx 1/4mile (375m) and Tippett Farm is at the top of the track over the cattle grid.

### Transport Connections

**Airports** Manchester Airport - 35miles, 58km, 45mins. Liverpool Airport - 48miles, 77km, 1hr.

**Rail** The nearest railway stations are Accrington, Bury Burnley and Todmorden. 08457 484950 [www.thetrainline.com](http://www.thetrainline.com)

**Bus** The nearest bus stop is in Waterfoot, 1/2mile (750m) away. 08706 082608 [www.traveline.co.uk](http://www.traveline.co.uk)



## HORSE RIDERS, WALKERS AND MOUNTAIN BIKERS

OS REF: SD836206

### Horse riders

Stabling for 2 horses  
Grazing for up to 8 horses  
Secure tack room/drying area  
Located right on the Pennine Bridleway with miles of off-road riding  
Luggage transfer  
Packed lunch, evening meal and DIY breakfast

### Walkers

WALKERS WELCOME rating  
Maps and walking guides available  
20+ good walks in the area  
Luggage transfer  
Packed lunch, evening meal and DIY breakfast

### Mountain Bikers

CYCLISTS WELCOME rating  
Secure bike store  
Luggage transfer  
Outdoor washing point  
Drying area  
Packed lunch, evening meal and DIY breakfast



SELF-CATERING FARMHOUSE  
GRADE II LISTED BUILDING



WELCOME TO ROSSENDALE



The Old Stables, Tippett Farm, Off Brookland Terrace, Cowpe Road  
Cowpe, Waterfoot, Rossendale, Lancashire, BB4 7AE  
Phone/Fax 01706 224741 Mobile 07746 556337  
Email [enquiries@tippettfarm.co.uk](mailto:enquiries@tippettfarm.co.uk) Web [www.tippettfarm.co.uk](http://www.tippettfarm.co.uk)





## ABOUT THE HOUSE

Nestling in the lee of a hill in a hidden valley, this spacious, 18th century, stone cottage sleeps 2-8. Prices vary to reflect the number of bedrooms used but which ever option you choose you will have exclusive use of the rest of the house. Unlike many self-catering properties the minimum stay is only 2 nights.

Offering spectacular views, Tippet Farm, is away from the hustle and bustle but only 10 minutes from the motorway. The nearest shops are ½ mile (750m) away. Parking for up to 4 vehicles is secure and free.

The location is ideal for horse riders, mountain bikers and walkers with the Mary Towneley Loop Bridleway and the Pennine Way right on the door step.

Facilities for children are excellent with plenty to see and do in the area.

## SPACIOUS ACCOMMODATION

### Upstairs

1 double bedroom with hand wash basin and adjacent w.c.  
2 twin bedrooms + 2 'Z' beds. Colour TV in all bedrooms  
Bathroom with bath, separate shower, wash-basin and w.c.

### Ground Floor

1 double bedroom, en suite with wheelchair access. Lounge/dining room, fully fitted and fully equipped kitchen with: microwave, electric oven, electric hob, fridge-freezer, automatic washing machine and wood burning stove.

Cot and high-chair available at no extra cost.

Attractive gardens to the front with swing and slide, patio and outdoor dining area to the rear.

Pets allowed by prior arrangement



## 10 GREAT REASONS TO STAY AT TIPPETT FARM

- 1 Spectacular views, some of the best in Rossendale
- 2 Safe and tranquil, you're guaranteed peace and quiet
- 3 Good central location, 10 mins drive from M66, 15 mins M65, 20 mins M60
- 4 Home from home accommodation where you can relax
- 5 We go out of our way to ensure you have a satisfying, trouble-free stay
- 6 All inclusive prices with no extras to pay, you could just come with your toothbrush!
- 7 First class footpaths and bridleways right on your door step
- 8 Attractive gardens with childrens play area
- 9 Spring water on tap
- 10 Free range eggs to die for