



PEARSON FERRIER®  
**BLACK LABEL**

**Clough House, Tor Side  
Helmshore  
£1,500,000**




# Tor Side Helmshore

Clough House, Tor Side, Helmshore thought to date from the early part of the 17th Century with connections to the locally renowned Porritt family, is a superbly presented and substantial, detached period residence, with 2 bed adjoining cottage set in over an acre of mature gardens and grounds. The present owners have carried out extensive refurbishment, renovation and extensions in over a quarter of a century of ownership to create a stunning family home set in this highly regarded rural countryside setting, yet within easy reach of the motorway network and extensive amenities in nearby Ramsbottom and Rawtenstall town centres. The house has a spacious interior with much character and traditional features blended with some more recent contemporary design features. The house itself is connected to all mains services and is neither listed nor in a conservation area. The accommodation briefly comprises; large entrance porch, inner hallway with herringbone parquet flooring and return stairs to the first floor, main living room with sandstone carved fire surround and open fire, double doors into the conservatory, dining room with traditional open fireplace and herringbone parquet flooring, 2nd hallway with quarry tiled flooring and guests wc/cloaks, sitting room and study with open tread return stairs to the upper floor, fitted farmhouse kitchen with four oven Aga, traditional tiled pantry and oak fitted utility room, first floor leading to a large landing area and the main house with four bedrooms including the master bedroom with ensuite bathroom, further traditional bathroom suite and contemporary shower room, first floor off the sitting room with large landing with glazed rear full height partition, large bedroom, games room/potential bedroom and shower room. The property has a very useful 2 bed attached cottage ideal for an elderly relative/teenager/WFH base. Outside there is a large cobble forecourt and 2 integral garages. Council Tax Band F/Freehold





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	













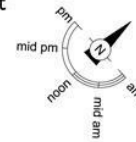


## Clough House

Approximate Gross Internal Area : 508.48 sq m / 5473.23 sq ft

Garage : 47.13 sq m / 507.30 sq ft

Total : 555.61 sq m / 5980.53 sq ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.





PEARSON FERRIER®  
**BLACK LABEL**

Ramsbottom Office  
11 Bolton Street, Ramsbottom, BL0 9HU  
Telephone: 01706 822630  
Email: [ramsbottom@pearsonferrier.co.uk](mailto:ramsbottom@pearsonferrier.co.uk)  
[www.pearsonferrier.co.uk/blacklabel](http://www.pearsonferrier.co.uk/blacklabel)

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.