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GREENFOLD HOUSE GOODSHAW LANE
Rossendale, BB4 8DP
Offers Over £750,000

GREENFOLD HOUSE GOODSHAW LANE

Property at a glance

- substantial detached house
- four bedrooms
- elevated rural setting
- large gardens, grounds woodland in excess of 3 acres
- no onward chain
- requires a scheme of modernisation

Greenfold House, Crawshawbooth is a substantial, stone built four bedroom detached house dating from 1941, located in over 3 acres of gardens and grounds with superb southerly aspect over its own front paddock and surrounding countryside offering potential as a smallholding. The house is accessed via a private driveway and it sits in an elevated position close to this highly regarded setting within a short distance of Crawshawbooth village centre and a short onward drive to Rawtenstall town centre and the motorway network. The house was converted from a former water board pumping station over 40 years ago by the present owners and whilst well presented and maintained throughout the house is in need of a comprehensive scheme of modernisation. The house is double glazed and warmed LPG gas fired central heating, the house has mains water and a septic tank for sewerage. The accommodation briefly comprises; reception hallway, living room, sitting room, dining room, large farmhouse type kitchen with coal fire, wc/cloaks, utility and large boiler room, first floor, generous landing area, four bedrooms the main fitted and with ensuite shower and an additional bathroom. Outside the property is approached via a private driveway which leads to the front of the property and allows access to the neighbouring homes, there is a large enclosed paddock to the front and parking area and additional parking and large detached garage, a further driveway swings around to the rear of the property leading to a large detached store/stable and a further large enclosed paddock, detached summer house and adjoining woodland area.

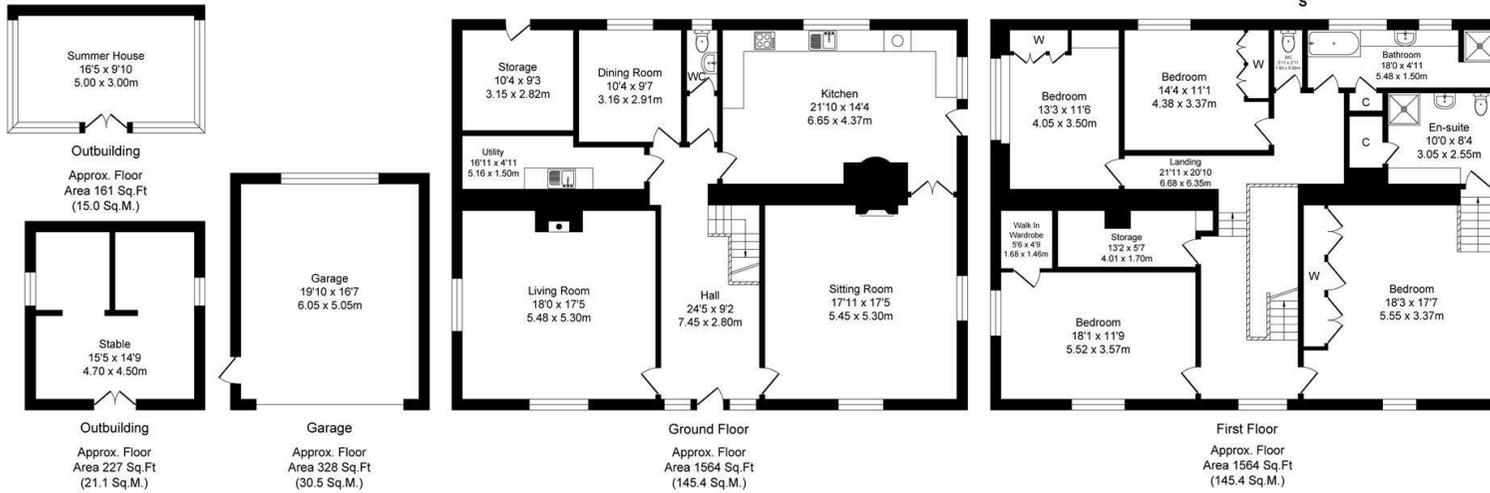
Freehold Property/Council Tax band G





Greenfold House, Goodshaw Lane, Rossendale, BB4 8DP
 Total Approx. Floor Area 3844 Sq.ft. (357.4 Sq.M.)

Surveyed and drawn by Lens Media 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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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