



Laund Lane, Cribdenside, Haslingden, BB4 5UB

£425,000

A CHARMING COACH HOUSE WITH 23 ACRES OF PASTURELAND, A SMALL AGRIGULTURAL BUILDING AND PLANNING PERMISSION FOR EXTENSION

Nestled in the serene surroundings of Laund Lane, Cribdenside, Haslingden, this attractive coach house presents a unique opportunity for those seeking a project in the heart of the picturesque Rossendale countryside. The property, which requires full renovation, is enveloped by rolling hills and offers breathtaking scenic views that are sure to inspire.

Spanning an impressive 23 acres of lush pastureland to the rear, this expansive plot provides ample space for various possibilities, whether you envision a tranquil retreat or a thriving agricultural/equestrian venture. The property benefits from relevant planning permissions, which can be easily accessed through the council planning portal, ensuring that your development plans can be pursued with confidence.

Conveniently located, the coach house offers good access to the A56, leading towards Manchester, as well as the M65, making it an ideal base for those who wish to enjoy the tranquillity of rural living while remaining connected to urban amenities.

This is a rare opportunity to create your dream country home in a stunning location, where the beauty of nature meets the potential for modern living. Whether you are an experienced homeowner or a first-time buyer with a vision, this property invites you to bring your ideas to life in a truly enchanting setting.

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

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