



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 |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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