

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.



Laud Lane, Cribdenside, Haslingden, BB4 5UB

£1,300,000

A SUPERB RARE OPPORTUNITY SET IN AN ENVIABLE 59 ACRE PLOT

Nestled in the picturesque Laud Lane, Cribdenside, Haslingden, Rossendale, this exceptional property presents a rare opportunity for those seeking a unique project. The offering includes a charming three-bedroom true bungalow that requires modernisation, a coach house in need of full renovation, and a substantial barn that comes with planning permission to convert into an impressive six-bedroom detached home, spanning over 4,000 square feet.

Set within an expansive 59 acres, this property boasts a diverse landscape that includes an enchanting woodland, a serene lake, lush pasturelands and moorland. The scenic views surrounding the property create an idyllic backdrop, making it a perfect canvas for your dream home.

With the potential to truly customise and develop this estate to your liking, you will find yourself in a tranquil setting that offers both space and privacy. All relevant planning permissions are readily available on the council planning portal, ensuring a smooth transition for your development plans.

It is important to note that there is a small barn included in the sale that is subject to a demolition order, in accordance with the planning permissions. This property is not just a home; it is a lifestyle opportunity waiting to be realised. Whether you are looking to create a family residence or a retreat, this estate offers endless possibilities in a stunning location.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Laund Lane, Cribdenside, Haslingden, BB4 5UB

£1,300,000

 3  1  1  E

- Exceptional Farm Set in 59 Acres of Land
 - Additional Coach House and Substantial Barn
 - Ample Off Road Parking and Garage
 - EPC Rating E
- Three Bedroom Bungalow
 - Bursting with Potential
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Stunning Countryside Surroundings
 - Council Tax Band D

Entrance Hall
18'3 x 3'8 (5.56m x 1.12m)
Composite double glazed frosted front door, central heating radiator, coving, doors leading to one reception rooms, three bedrooms and bathroom.

Reception Room One
18'5 x 15'1 (5.61m x 4.60m)
UPVC double glazed window, two central heating radiators, coving, electric fire, door to kitchen and UPVC double glazed sliding doors to front.

Kitchen
13'0 x 9'10 (3.96m x 3.00m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, space for oven, integrated extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, tiled flooring and composite double glazed frosted door to rear.

Bedroom One
16'1 x 9'10 (4.90m x 3.00m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
11'10 x 8'1 (3.61m x 2.46m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three
11'10 x 9'11 (3.61m x 3.02m)
UPVC double glazed window, central heating radiator and coving.

Bathroom
13'0 x 8'0 (3.96m x 2.44m)
UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, panel bath with traditional taps, electric feed shower enclosed, wall mounted boiler, coving, tiled elevations and fitted storage.

External
59 acres of pastureland, moorland, serene lake, gardens, access to 4000 sq. ft barn and driveway. along with the Coach house



Tel: 01706215618

www.keenans-estateagents.co.uk