



PEARSON FERRIER®  
**BLACK LABEL**


**Barwood Lodge, 189  
Bolton Street, Ramsbottom  
£850,000**

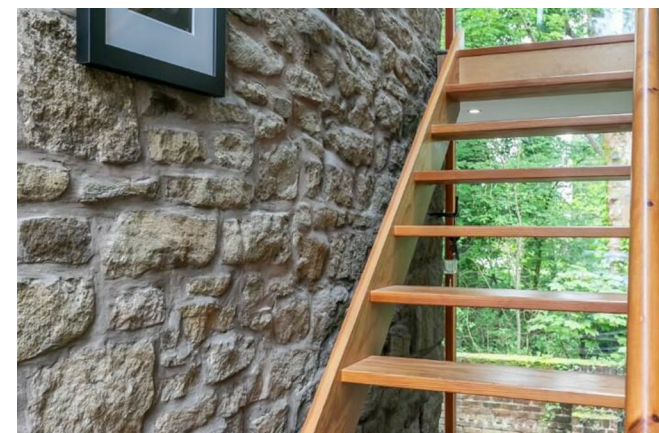
# Barwood Lodge

We are delighted to offer for sale Barwood Lodge, Ramsbottom dating from 1812 and built by locally renowned Daniel Grant whose family became significant employers and philanthropists in the local area during the early and mid 19th century, the current owners have completely transformed and doubled in size this former period cottage. The house retains much original character and through extensive use of expert artisan carpentry and a modern twist on the interior finish, this stunning four bedroom, detached cottage set in walled gardens and located within walking distance of the town centre and a short drive to the motorway network has character and charm in abundance. The house is double glazed and warmed by gas fired central heating and briefly comprises; oak canopy porch, living room with stone flagged flooring and recessed stove, guests wc/cloaks and stairs to the first floor, inner hall/library with oak fitted bookcase and side glass walkway with access to the lower ground floor, large fitted kitchen with full size Iroko hardwood worktop island, full height glass and pivot door leading to the rear wrap around balcony, first floor, master bedroom with ensuite and walk in wardrobe, three bedrooms and bathroom, the lower ground floor has a variety of uses is currently used as a treatment room, but could be a 5th bedroom, home gym or office. Outside there is a gated entrance and long block paved driveway, beautiful walled gardens with flower beds, patio and lawned gardens with a variety of mature shrubs. There is a workshop with power and light and side access into a tanked cellar area.  
Council Tax Band D/



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











Lower Ground Floor  
Area: 27.3 m<sup>2</sup> ... 294 ft<sup>2</sup>



Ground Floor  
Area: 73.6 m<sup>2</sup> ... 793 ft<sup>2</sup>

Basement  
Area: 2.6 m<sup>2</sup> ... 28 ft<sup>2</sup>



Outbuilding  
Area: 16.4 m<sup>2</sup> ... 177 ft<sup>2</sup>



First Floor  
Area: 73.6 m<sup>2</sup> ... 793 ft<sup>2</sup>

Total Area: 193.6 m<sup>2</sup> ... 2084 ft<sup>2</sup> (excluding balcony)



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