



PEARSON FERRIER®
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**Garden Cottage, 30a Lodge Mill Lane
Turn Village, Ramsbottom
£755,000**

Garden Cottage

Escape to the serene countryside of Turn Village and discover Lodge Mill Lane, a stunning stone-built property that offers the perfect blend of charm and modern luxury. This newly constructed four bedroomed detached house boasts spacious living areas, high end finishes and picturesque gardens and grounds with far reaching stunning views. Step inside to find an elegant open-plan kitchen and dining area, ideal for hosting gatherings with family and friends. The sunlit living room features a cosy wood burner fireplace and underfloor heating, perfect for relaxing on chilly evenings. Also, on the ground level are two fully fitted bedrooms with ensuite bathrooms and a utility room. On the first floor you will find a further two bedrooms and a shower room. Outside the property features two double garages and a spacious gravelled driveway, providing ample parking for multiple vehicles. The mature planted garden, pond, and greenhouse add a touch of tranquillity to the property, creating a peaceful oasis for you to relax and unwind. Located just a short distance from Ramsbottom village and the motorway network, this home offers a perfect balance of countryside serenity and convenient access to amenities. Council Tax Band D/ Freehold.



Energy Efficiency Rating

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









30A Lodge Mill Lane

Approximate Gross Internal Area : 176.41 sq m / 1898.86 sq ft

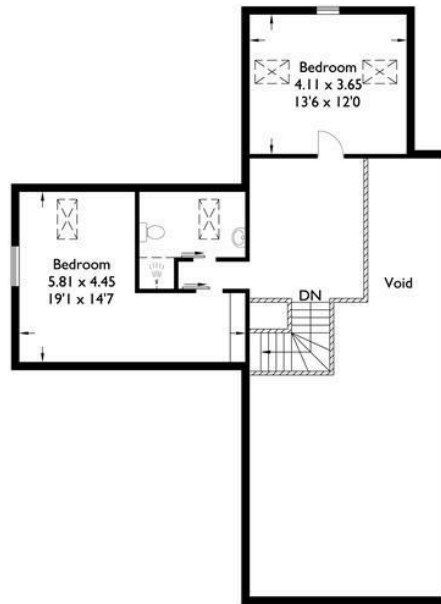
Double Garage/Workshop : 84.58 sq m / 910.41 sq ft

Stone Built Potting Shed : 9.00 sq m / 96.87 sq ft

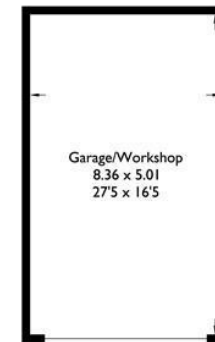
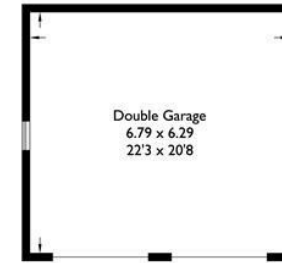
Total : 269.99 sq m / 2906.14 sq ft



Ground Floor



First Floor



Outbuilding



Stone Built Potting Shed

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.



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