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WOODSIDE DUNDEE LANE
Ramsbottom, BL0 9HF
£1,250,000

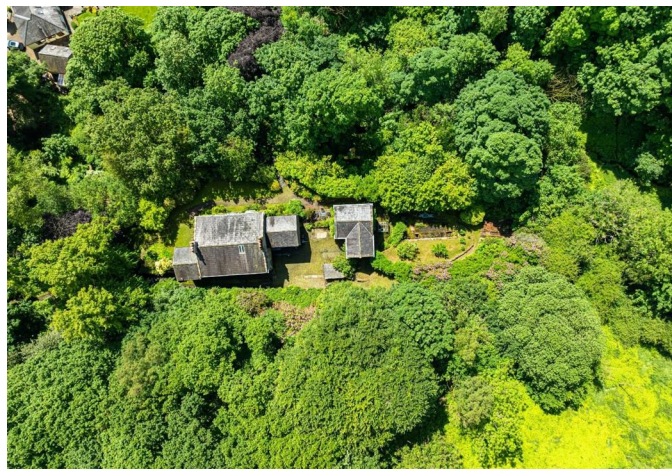
WOODSIDE DUNDEE LANE

Property at a glance

- substantial Georgian residence
- secluded woodland hillside setting
- five bedrooms
- close to the town centre
- around 4 acres of gardens and grounds
- detached adjoining barn
- retains a wealth of period features

Woodside, Ramsbottom is a substantial and well presented, five bedroom detached period residence, nestling in around 4 acres of mature gardens and woodland, in this secluded hillside setting on the slopes of Holcombe and within easy reach of the town centre and a short drive onwards to the motorway network. The house dating from the Georgian era enjoys seclusion and privacy and retains a wealth of character and period features throughout, thought to have belonged to the renowned local industrialists The Rostron family, a mill owning dynasty in this area from the early 1800's. The property located within a conservation area, is warmed by oil fired central heating and the accommodation briefly comprises; elegant hallway with parquet flooring, coved ceiling and recessed multi fuel fire, guests wc/cloaks and sweeping return staircase leading to a galleried landing area, living room with open fire and french window and bay window overlooking the gardens, dining room, inner vestibule with access into the large cellars, breakfast kitchen with oil fired Aga, rear vestibule with access into the garage and adjoining utility room, first floor with generous landing area, five bedrooms with family bathroom and shower room with Jack & Jill facility, large walk in storage cupboards. The driveway leads off Dundee Lane and leads into a cobbled parking area with large detached adjoining barn and stables the stable block comprises stabling for three horses, coach house and first floor barn. and stone built storage shed. The gardens and grounds surround the property and comprise lawns, patio, pathways, flower beds, allotments and mature woodland.

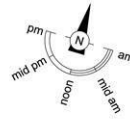
Freehold Property/Council Tax Band H



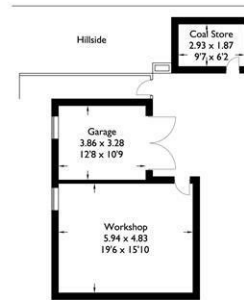


Woodside

Approximate Gross Internal Area : 295.93 sq m / 3185.36 sq ft
 Garage : 14.77 sq m / 158.98 sq ft
 Outbuildings : 87.51 sq m / 941.94 sq ft
 Cellar : 40.29 sq m / 433.67 sq ft
 Total : 438.50 sq m / 4719.97 sq ft



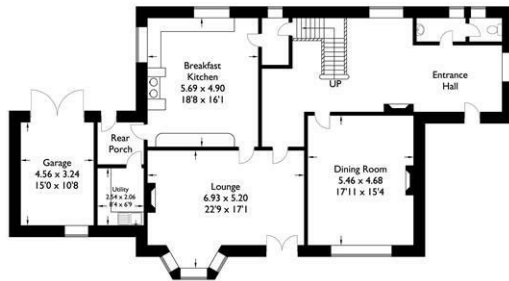
Cellar



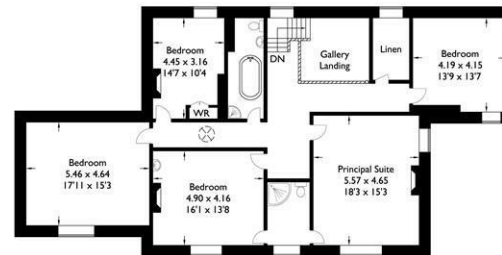
Outbuilding Ground Floor



Outbuilding First Floor



Ground Floor



First Floor

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
102 plus+ A		102 plus+ A	
81-101 B		81-101 B	
62-80 C		62-80 C	
43-61 D		43-61 D	
23-42 E		23-42 E	
9-22 F		9-22 F	
1-8 G		1-8 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 64
 Environmental Impact (CO₂) Rating: 26

Ramsbottom Office
 11 Bolton Street, Ramsbottom, BL0 9HU
 Telephone: 01706 822630
 Fax: #
 Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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