



PEARSON FERRIER®
BLACK LABEL

**Greyclough House, Off Broadhead Road
Edgworth
£1,350,000**


Greenclough House

Greenclough House, Edgworth is a superbly presented and recently renovated, six bedroom, stone built detached house, set in around 3 acres of gardens and grazing land in this idyllic semi rural setting enjoying a southerly aspect over surrounding countryside. The property has undergone a comprehensive scheme of renovation throughout and boasts a stylish and contemporary interior and is immaculately presented throughout. There is ample accommodation for the modern family with main living room with multi fuel stove, fitted breakfast kitchen, dining room, large cinema room, gymnasium, there are three separate staircases leading to the upper floors, with in total 6 bedrooms and four bathrooms (with integrated Bluetooth sound systems) and a wc/cloaks. The house is within easy reach of the highly regarded village centre with access to local shops, the Post Office & Village Stores, Cricket Club and family play area and local pubs and access to stunning countryside at nearby Wayoh reservoir, whilst being a short drive to nearby Bromley Cross, Ramsbottom, Bury & Bolton. There is a large block paved parking forecourt with extensive parking available, two entrances, and a stable block with 2 loose boxes.

Freehold Property/Council Tax Band G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	



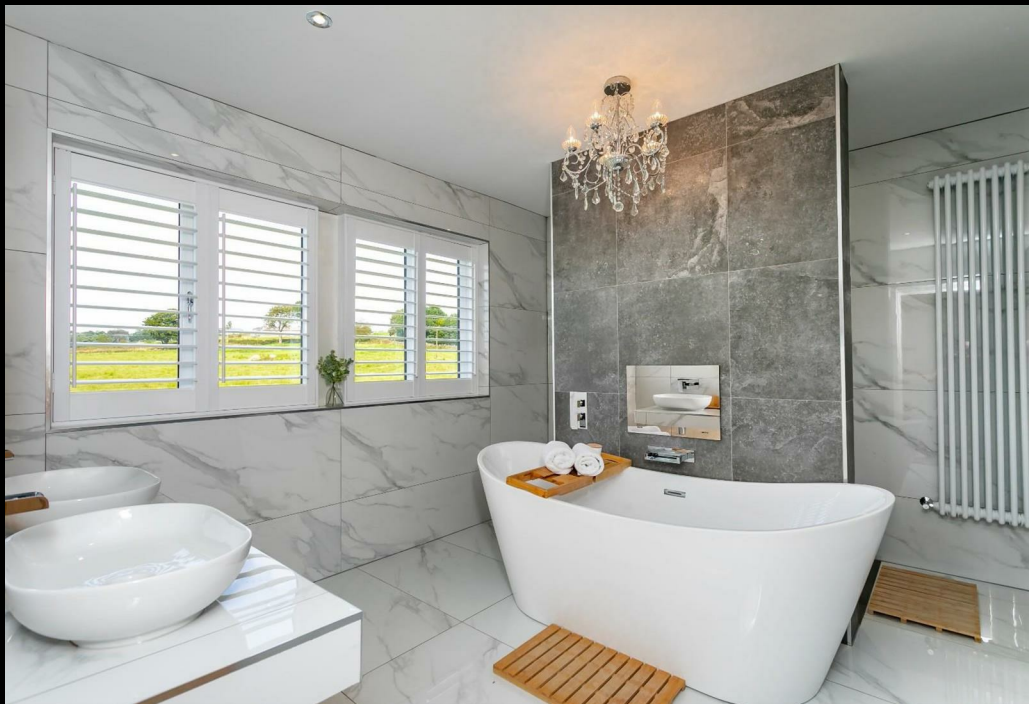


Paramount
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ROCKY

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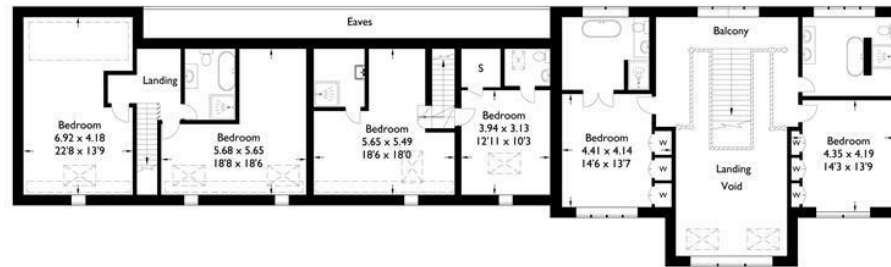


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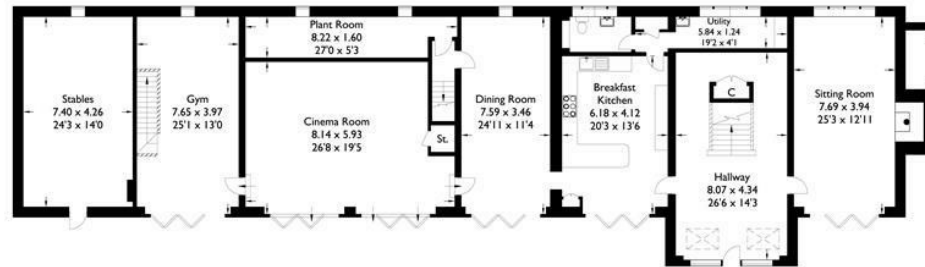
Approximate Gross Internal Area : 471.02 sq m / 5070.01 sq ft
Total : 471.02 sq m / 5070.01 sq ft



----- Restricted Head Height



First Floor



Ground 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.



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