



Greens Arms Road

Edgworth, BL7 0HE

Offers around £850,000



A Rare Opportunity to Restore One of Turton's Hidden Historic Homes

Hidden away within an exclusive rural hamlet and approached via a recently improved country lane that passes the historic Turton Tower, Clough House occupies one of the area's most enchanting countryside settings. Dating from the 1840s and built in the elegant Jacobean Revival style, this distinguished Grade II Listed residence has stood proudly within the Lancashire landscape for almost two centuries.

Occupying generous mature grounds surrounded by rolling countryside, the property offers over 4,500 square feet of highly versatile accommodation together with a substantial attached heritage wing (1,600 Sq Feet), traditional stone barn and outbuildings equating to over 7,300 square feet in total, and the opportunity to acquire up to 35 acres of adjoining land by separate negotiation.

Whilst requiring refurbishment, Clough House presents an increasingly rare opportunity to sympathetically restore a country residence of genuine architectural significance and create an exceptional family home for generations to come.



The Setting

The approach passes the historic Turton Tower before continuing along a recently improved country lane towards Clough House. Nestled within a small and exclusive rural hamlet, the property enjoys a remarkable setting where open countryside stretches in every direction. There are countless scenic walks from your doorstep over the West Pennines and around the Wayoh and Entwistle reservoirs to name a couple.

Despite its wonderfully rural feel, the property remains conveniently placed for the highly regarded villages of Chapeltown and Edgworth, offering excellent schools, country pubs, independent shops and a welcoming community, whilst Bolton, Blackburn, Manchester and the motorway network remain within comfortable travelling distance.

This unique combination of privacy, history and accessibility is rarely found.

The House

Constructed during the Jacobean Revival period, Clough House displays the symmetry, proportions and craftsmanship that define this elegant architectural movement.

The handsome stone façade immediately commands attention, whilst inside a wealth of original features remain, including impressive fireplaces, exposed beams, deep stone mullioned windows and beautifully proportioned reception rooms that continue to reflect the quality of the original design.

The house offers a rare opportunity to blend period elegance with modern living while preserving its remarkable character.

The Accommodation

Extending to over 7,000 square feet, the accommodation offers exceptional flexibility and has evolved over time to create a home capable of adapting to a wide variety of lifestyles.

The principal living accommodation provides five reception rooms that retain excellent proportions and an abundance of natural light, creating superb spaces for both family living and entertaining.

The adjoining heritage wing forms an integral part of the residence and accommodation that could perfectly suit multi-generational families, independent guest accommodation or those seeking generous home-working space, all whilst remaining under one roof. There is also a barrel cellar which we understand has been previously been used as a wine cellar.

Across the first floors are six well-proportioned bedrooms served by three bathrooms, with many rooms enjoying delightful views across the surrounding countryside.

The Barn

Attached to the house is an impressive traditional stone barn which further enhances the property's enormous potential.

Subject to the necessary planning permissions and Listed Building Consent, the barn may offer exciting possibilities for future adaptation, leisure space, garaging, workshop facilities or additional ancillary accommodation. For those equestrian minded it may well suit stabling etc.

Whether retained in its current form or sympathetically incorporated into a wider restoration, it represents another significant asset within this remarkable property.

Gardens & Grounds

The gardens provide a beautiful setting for the house, with expansive lawns, mature trees and established planting creating complete tranquillity throughout the seasons.

Beyond the formal gardens, uninterrupted views extend across some of Lancashire's most attractive countryside, providing a spectacular backdrop that changes beautifully throughout the year.

Additional Land Available By Separate Negotiation

For purchasers seeking a true country lifestyle, there is also the opportunity to purchase up to 35 acres of adjoining land by separate negotiation, opening possibilities for equestrian pursuits, grazing, conservation or simply the enjoyment of owning a substantial rural estate.

The Opportunity

Opportunities such as Clough House rarely present themselves.

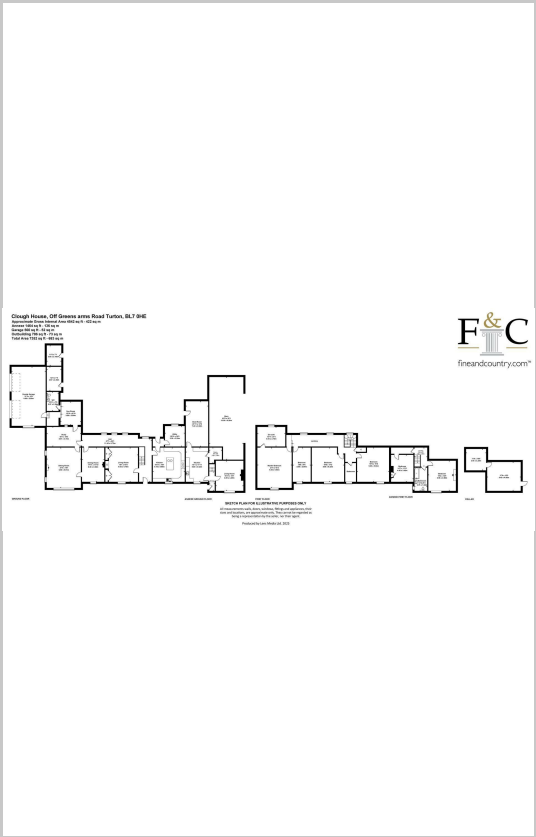
Its architectural significance, remarkable setting, generous proportions and exceptional potential combine to create one of the area's most exciting restoration projects.

For those with the vision to sympathetically restore this distinguished Grade II Listed residence, Clough House offers the chance to create a truly outstanding country home in one of Lancashire's most sought-after rural locations.

Area Map



Floor Plans



Energy Efficiency Graph

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