



Hilton &
Horsfall

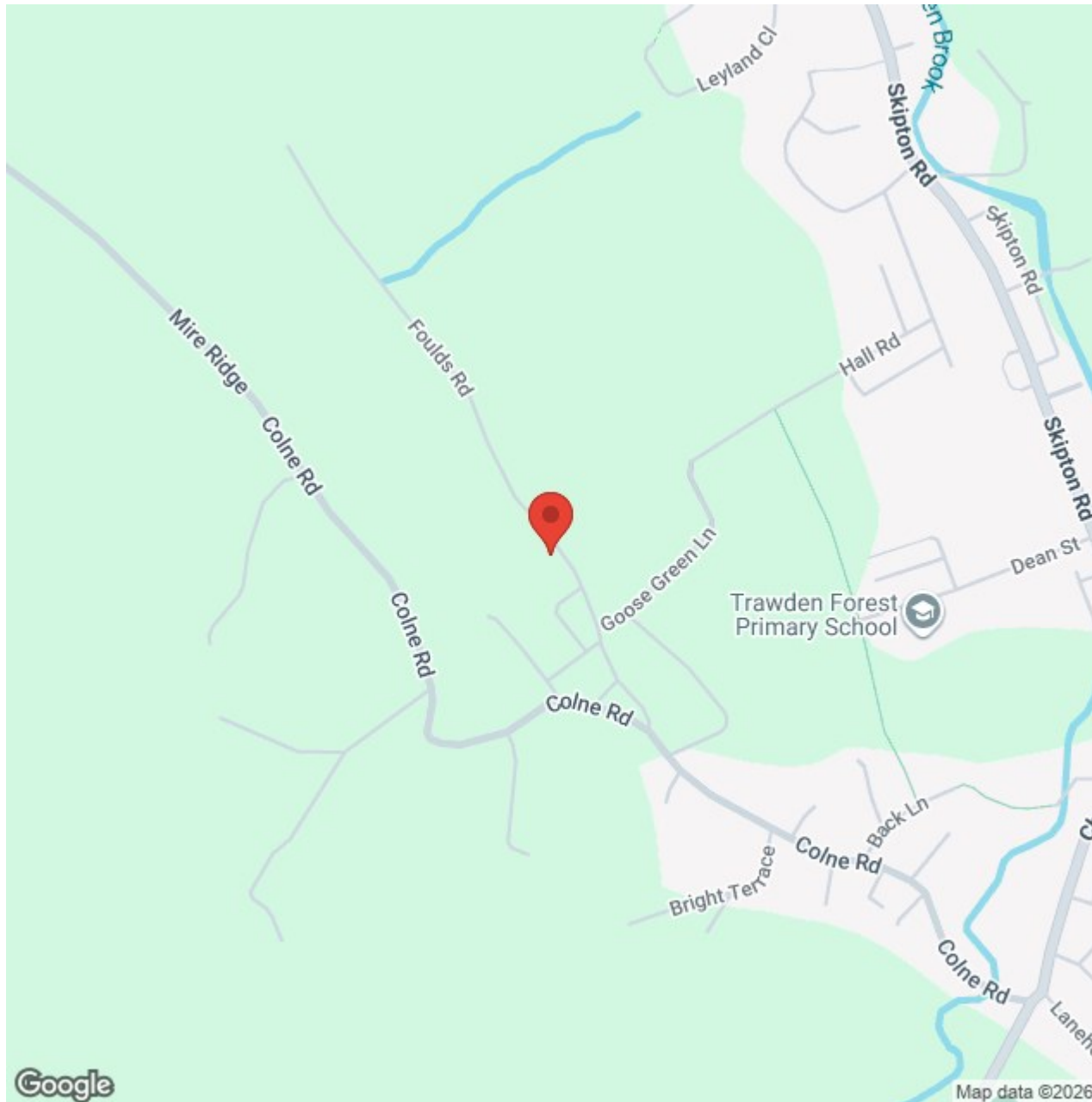
Goose Green House, Foulds Road, Trawden, Colne

£1,800 Per Month

- Substantial four-bedroom detached home
- Generous mature gardens & private setting
- Spacious living room & separate dining room
- Bright garden room overlooking the grounds
- Large driveway & integral double garage
- Highly regarded Trawden village location

Goose Green House is a substantial four-bedroom detached home occupying a generous and mature plot in a highly regarded position in Trawden. Offering approximately 1,906 sq ft of accommodation including the integral double garage, the property provides a superb combination of space, flexibility and privacy, with attractive gardens and a peaceful semi-rural setting. The accommodation includes a spacious living room, separate dining room, bright garden room, well-appointed dining kitchen, utility room, ground floor WC and a versatile hallway/study area. To the first floor are four bedrooms and a generous family bathroom. Externally, the property benefits from ample driveway parking, an integral double garage and extensive established gardens with mature trees, stone-paved seating areas, greenhouse and useful storage. A rare opportunity to rent a sizeable family home in one of the area's most desirable village locations.







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GROUND FLOOR

LIVING ROOM

A generously proportioned living room enjoying plenty of natural light from windows overlooking the surrounding gardens. The room features a fireplace with inset stove, neutral décor, fitted carpet and ample space for a range of lounge furniture. An arched opening leads through towards the adjoining dining area, helping create a pleasant sense of flow through the ground floor accommodation.

DINING ROOM

A well-proportioned dining room providing ample space for a family dining table and chairs. French doors open directly into the adjoining garden room, allowing plenty of natural light to flow through, while an arched opening connects back to the living room. Finished with neutral décor and fitted carpet, the room forms a pleasant central space for everyday dining and entertaining.

GARDEN ROOM

A bright and attractive garden room enjoying lovely views over the surrounding mature greenery. With glazing to three sides and a glazed roof, the space benefits from an abundance of natural light and provides a peaceful place to sit and enjoy the garden throughout the year. French doors provide direct access outside, while internal doors connect back through to the dining room.

KITCHEN

A spacious dining kitchen fitted with a range of shaker-style wall, base and drawer units complemented by contrasting work surfaces and tiled splashbacks. There is ample space for a dining table and chairs, with windows to two elevations providing plenty of natural light and attractive garden outlooks. The room also features a traditional range-style cooker, integrated dishwasher, slate-tiled flooring and access through to the adjoining utility room.

UTILITY

A useful utility room positioned just off the kitchen, providing

additional practical space for everyday household use. The room offers further storage and appliance space, helping to keep laundry and general utility functions separate from the main kitchen.

HALLWAY

A bright and welcoming hallway providing access to the principal ground floor accommodation, with a staircase rising to the first floor. Finished with timber-effect flooring and neutral décor, the space benefits from good natural light through the windows and offers a pleasant sense of flow through the property.

GROUND FLOOR WC

A useful ground floor WC fitted with a modern white two-piece suite comprising a low-level WC and wash hand basin set within a vanity unit. The room also benefits from a window providing natural light and ventilation, together with neutral décor.

HALLWAY / STUDY

A versatile hallway and study area offering excellent additional space within the ground floor accommodation. The room is currently arranged with extensive shelving and storage and would work particularly well as a home office, study or reading area. Finished with neutral décor and wood-effect flooring, it also provides access through to the adjoining garage and links neatly with the main hallway.

DOUBLE GARAGE

A substantial integral double garage offering excellent parking, storage and workshop space. The garage is fitted with an electric up-and-over door and benefits from power, lighting, extensive fitted storage and internal access back into the house. A window to the rear provides natural light, making this a particularly useful and practical addition to the property.

FIRST FLOOR / LANDING

A bright and spacious first floor landing providing access to all four bedrooms and the family bathroom. The landing benefits from a large window allowing plenty of natural light, together with neutral décor, fitted carpet and an attractive timber balustrade overlooking the staircase.

BEDROOM ONE 15'4" x 10'11" (4.69m x 3.35m)

A particularly generous principal bedroom offering ample space for a king-size bed and additional bedroom furniture. The room benefits from a wide window overlooking the surrounding greenery, fitted wardrobes providing excellent storage, neutral décor and fitted carpet.

BEDROOM TWO 8'3" x 13'8" (2.53m x 4.19m)

A good-sized double bedroom enjoying a pleasant outlook over the surrounding gardens. The room is well proportioned with ample space for a double bed and additional bedroom furniture, and benefits from a large window, neutral décor, fitted carpet and a radiator.

BEDROOM THREE 10'4" x 7'3" (3.15m x 2.21m)

A well-presented bedroom enjoying a pleasant outlook over the surrounding gardens. The room benefits from a good level of natural light, neutral décor, fitted carpet and a radiator, with ample space for bedroom furniture.

BEDROOM FOUR 10'4" x 7'1" (3.15m x 2.16m)

A well-proportioned fourth bedroom with a pleasant outlook over the surrounding gardens. The room is finished with neutral décor and fitted carpet, with a radiator beneath the window and ample space for a single bed and additional furniture, making it equally suitable for use as a child's bedroom, nursery or home office.

BATHROOM 8'8" x 8'6" (2.66m x 2.61m)

A spacious first floor bathroom fitted with a white four-piece suite comprising a panelled bath, separate shower enclosure, low-level WC and wash hand basin set within a vanity unit. The room is partially tiled and benefits from a large window providing plenty of natural light, together with a radiator and neutral décor.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/goose-green-house-trawden>

LOCATION

Trawden is a highly regarded village on the edge of beautiful open countryside, offering a peaceful setting while remaining convenient for nearby towns and everyday amenities. The village has a strong community feel, with local facilities including a village shop, primary school, public house and community amenities, together with an excellent network of countryside walks and footpaths close by. The neighbouring town of Colne is only a short drive away and provides a wider selection of shops, supermarkets, cafés, leisure facilities and schooling, as well as good road links towards Burnley, Nelson and the M65 motorway network. The location is therefore well suited to those looking for a quieter semi-rural lifestyle without feeling isolated.

PUBLISHING

PROPERTY DETAIL





OUTSIDE

Externally, Goose Green House occupies a generous and mature plot with a particularly attractive, private feel. To the front is a substantial block-paved driveway providing ample off-road parking and access to the integral double garage, with established trees, shrubs and planting helping to create a leafy approach to the property.

The gardens continue around the house and are a real feature, incorporating stone-paved seating areas, mature trees, well-established planting, pathways and more natural woodland-style sections.

There is also a greenhouse and useful garden storage, while the elevated position allows glimpses of the surrounding countryside. The overall setting is peaceful, secluded and especially appealing for anyone looking for generous outdoor space.



Ground Floor

Approximate total area⁽¹⁾

1906 ft²

177.2 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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