

Property Details

2 New Laund Farm, Greenhead Lane,
Reedley, Burnley, Lancashire, BB12 9DU

OIRO **£499,950**



Property Photos

2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU



Creation Date
29/09/2025

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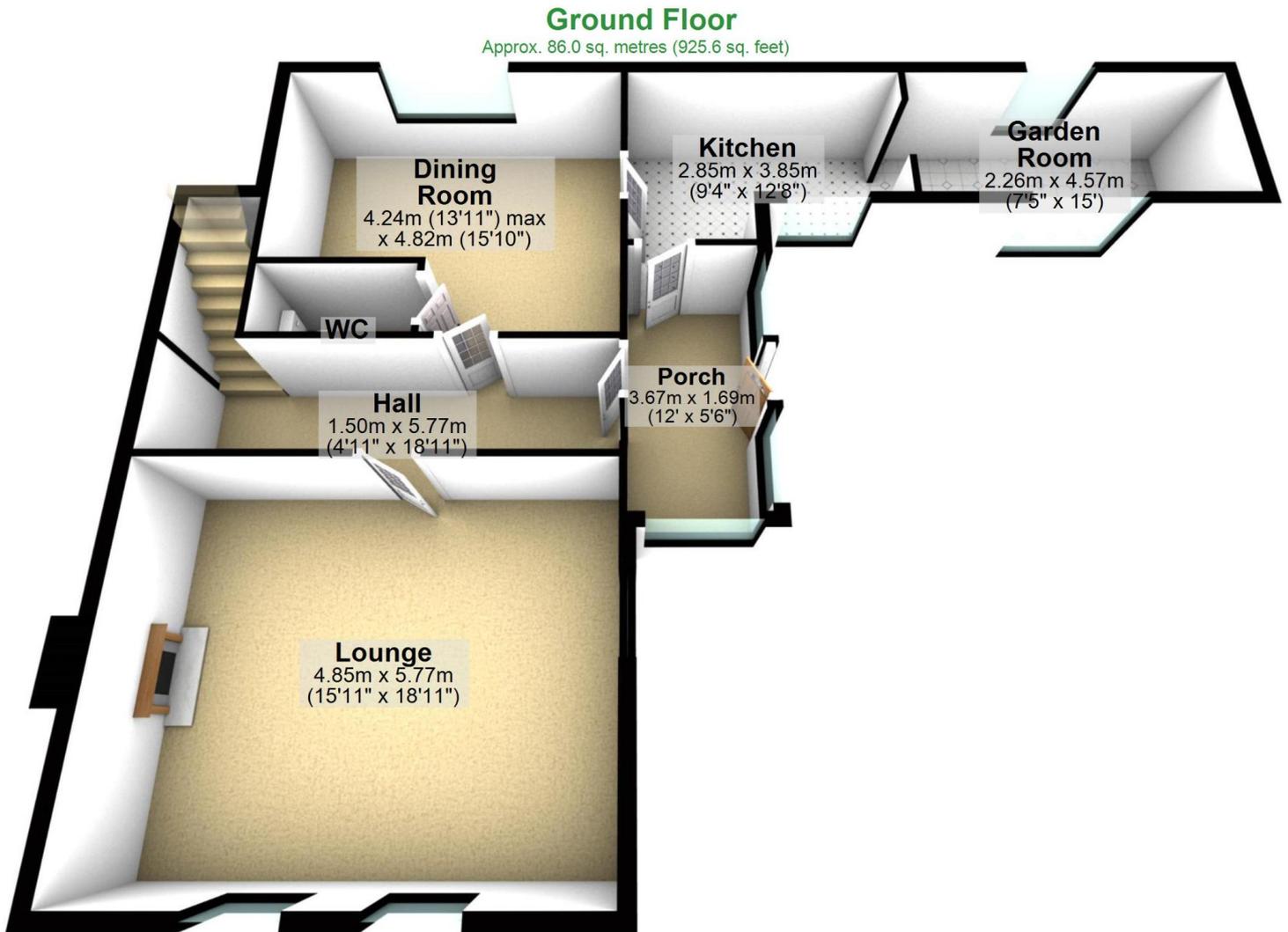
2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU



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Property Floor Plans

2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU



Total area: approx. 147.9 sq. metres (1591.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

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Property Floor Plans

2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU

First Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Creation Date

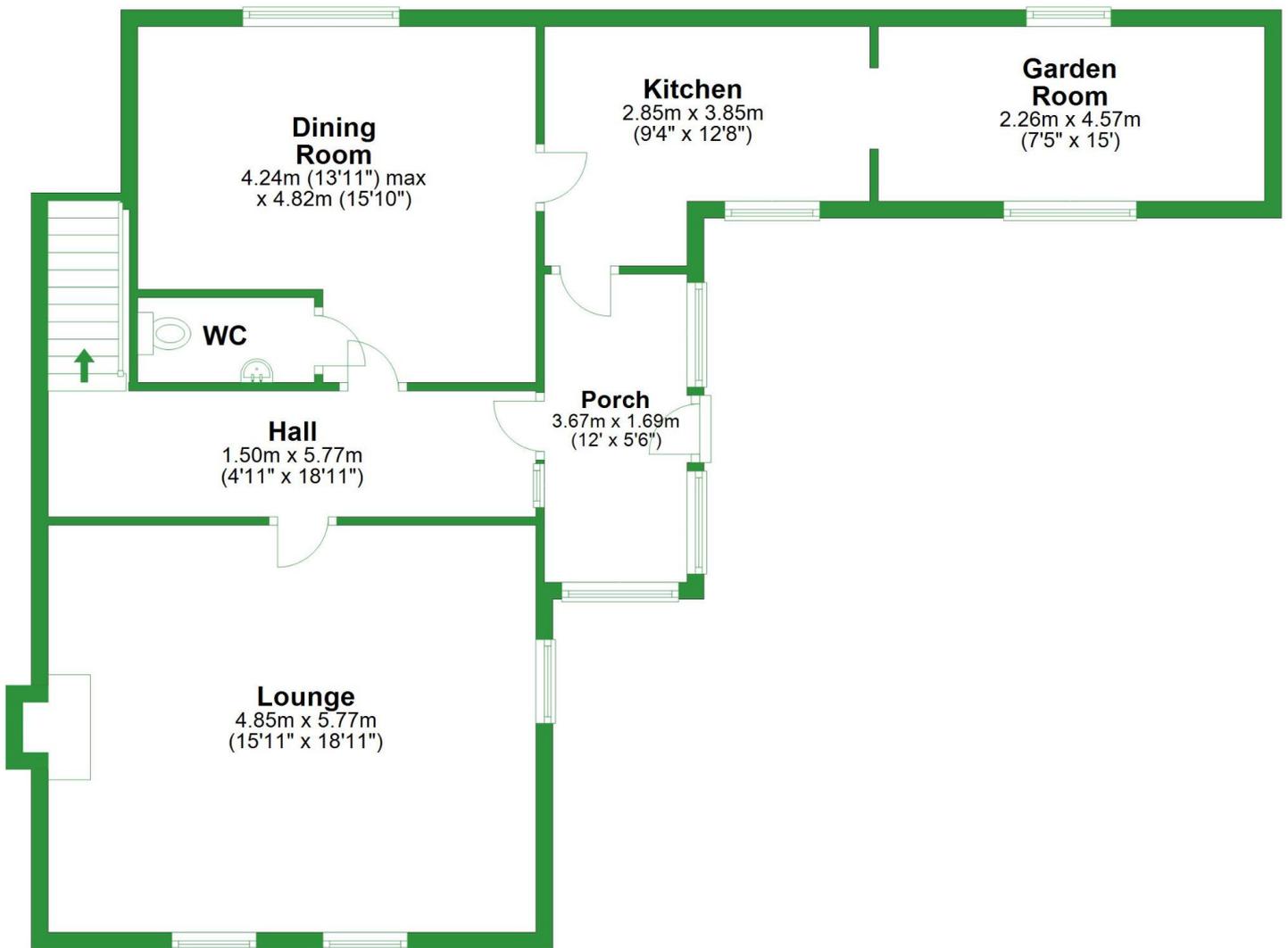
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Property Floor Plans

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Ground Floor

Approx. 86.0 sq. metres (925.6 sq. feet)



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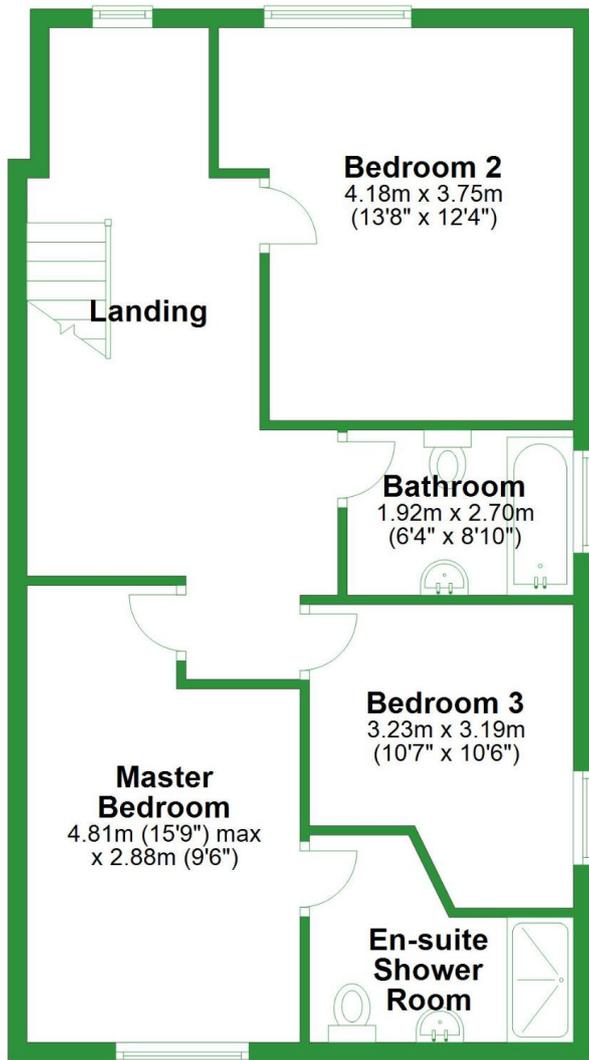
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Property EPC

2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU

08/08/2024, 11:52

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2 New Laund Farm Greenhead Lane Reedley BURNLEY BB12 9DU	Energy rating	Valid until: 9 September 2033
	F	Certificate number: 2117-0921-6210-0824-3202
Property type	Semi-detached house	
Total floor area	157 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

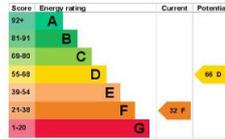
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/2117-0921-6210-0824-3202?print=true>

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Property Info

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Property Type

Character Property

Property Style

Farm House

Bedrooms

3

Bathroom

2

Receptions

3

Tenure Type

Freehold

Floor Area

1591.8

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Private Supply

Heating

Gas

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£499,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU

Feature 1

Character Property

Feature 2

Main Bedroom With En-suite

Feature 3

Two Further Bedrooms

Feature 4

Multiple Reception Rooms

Feature 5

Chain Free

Feature 6

Front And Rear Gardens With Patio Area And Additional Land

Feature 7

Driveway Parking

Feature 8

Great Access To Transport Links

Feature 9

Wrap-around Countryside Views

Feature 10

Ample Scope For New Owners To Put Their Own Stamp On The Property

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Property Description

2 New Laund Farm, Greenhead Lane, Reedley, Burnley, Lancashire, BB12 9DU

A Three Bedroom Farmhouse with Land!

Spacious Three-Bedroom Farmhouse with Wonderful Countryside Views

Key Features:

Family home with character

Main bedroom with en-suite

Three reception rooms

Large front and rear gardens with land to the rear.

Driveway providing parking for multiple vehicles

Wrap-around countryside views

Nearby primary schools

Chain Free

Located in a small hamlet near the village of Fence, ideal for country living.

Easy access to motorways for commuting

Ample scope for new owners to put their own stamp on the property

Local restaurants and pubs nearby with easy access to the village of Barrowford

Located at 2 New Laund Farm, this charming three-bedroom farmhouse offers the perfect blend of space, comfort, and countryside living. Enjoying wrap-around views of the surrounding landscape, the property features a kitchen, garden room, dining room, and living room, providing plenty of space for family life and entertaining. Upstairs, the master bedroom boasts its own en-suite, while two further bedrooms and a family bathroom provide ample space for family life. Outside, generous front and rear gardens, additional land to the rear, and a shared driveway for multiple vehicles offer ample space for outdoor activities and practical living.

From the Agent's Perspective:

This property offers fantastic living space, with a kitchen, spacious lounge, and a separate dining room, ideal for family meals or entertaining guests. A lovely garden room at the side provides additional space to relax and enjoy the views. The large gardens to both the front and rear, along with additional land to the rear, offer a variety of options for outdoor living, from creating your perfect garden, or just enjoying the peaceful

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surroundings. A generous shared driveway provides parking for multiple vehicles and offers convenient access to the property. Situated close to Barrowford, with its great selection of shops and restaurants, and offered chain free, this home is perfectly positioned for a smooth and convenient move.

From the Client's Perspective:

My parents have lived in this house for the past 40 years. Unfortunately due to ill health the property is no longer suitable for their needs so reluctantly we have had to put it up for sale. Space has never been an issue living here and they enjoyed the spacious living rooms and bedrooms and particularly liked entertaining in the large dining room. The house has generous gardens both front and rear, making it feel very private and peaceful. They always felt they had the benefit of living in a countryside location without ever feeling isolated.

Additional information

Tenure Freehold

Council Tax- F

Heating system LPG

Electric-Mains

Drainage Private Supply/septic tank

Water source Mains

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