



## Clough House Farm, Greens Arms Road, Turton, Bolton, BL7 0HE

Offers Over £1,100,000

- DEVELOPMENT OPPORTUNITY
- GRADE II BARN
- STUNNING VIEWS
- GRADE II FARMHOUSE
- APPROX 24 ACRES



# Greens Arms Road, Bolton BL7 0HE

Development Opportunity \* UNEXPECTEDLY FULLY AVAILABLE AS OF 1/6/25 \* Grade II Georgian farmhouse and barn. Milking parlor and silo for conversion and potential for additional units. PRIME LOCATION. Stunning views.



Council Tax Band: E



## CLOUGH HOUSE FARM

Clough House Farm is a Grade 2 listed building located in Green Belt, sitting atop of the Moors beyond Turton Tower with stunning and commanding views across the valley.

The outbuildings; barn, milking parlour are derelict and the main farmhouse requires major refurbishment. Attached to the farm are approximately 24 acres of grazing land.

Pre-planning consultations in recent years looked at developing the site and the Heritage and Planning officers were in favour of a hamlet type of scheme. Prior to this in the early noughties planning permission (now expired) was granted for a substantial dwelling to rise out of the milking parlour and adjacent silos. At present a scheme has been submitted to planning providing for a conversion of the farmhouse, outbuilding and the provision of 3 new dwellings, 9 dwellings in total.

Whilst there is current interest protracted delays in the transaction has resulted in this exciting opportunity being reoffered to the market.

Located in close proximity to Turton and Edgworth an area of prestigious and high value homes this is truly an exciting opportunity. Independent of developers and investors it also will appeal to ambitious householders with resources to restore the buildings for their own use with the potential, subject to planning, and at the buyers discretion variations to the current scheme submitted could enrich the project still further.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### L SHAPED HALL

22'9" x 6'11"

Plus 30'0 x 4'2

#### LOUNGE

21'1" x 18'1"

Stone fireplace and hearth. Faux beamed ceiling. 2 x double panel radiators. 3 x Georgian style windows in stone casements.

#### DINING ROOM

18'0" x 11'1"

Brick built fireplace with tiled hearth. Cast iron radiator. Georgian style window in stone casement.

#### KITCHEN

17'0" x 16'7"

A light oak fitted kitchen comprising a range of base, wall and drawer units. Display cabinet and island. Granite worktops. Inset double stainless steel sink. Integrated Bosch microwave and Hotpoint dishwasher. Smeg oven and grill. Smeg fridge/freezer with ice dispenser. Inset spotlights. Tiled floor. Cast iron radiator with cover. Georgian style window in stone casement.

#### SITTING ROOM

18'1" x 15'8"

Stone fireplace and hearth. Built in book shelves and cupboards. Corniced ceiling. Cast iron radiator. Georgian style window in stone casement.

#### UTILITY ROOM

10'11" x 10'9"

Plumbed for automatic washing machine. Groundfos Home Booster oil fired central heating boiler and water tank. Stone flagged floor.

#### STUDY

18'1" x 11'5"

Quarry tiled floor. Door to rear. Derelict porch with stepped access to garage and washroom with WC.

### FIRST FLOOR

#### BATHROOM

10'7" x 6'8"

Mains fed shower with shower screen. Enamel hand basin integrated within a wash stand and storage unit. Heated towel radiator. WC. Inset spotlights. Georgian style window with stone casement.

#### MASTER BEDROOM

21'9" x 18'10"

Built in wardrobes. 2 x Cast iron radiator. Georgian style windows in stone casement.

#### ENSUITE

Villeroy & Bosch roll top club footed bath with upstand mixer tap and shower attachment. Shower cubicle with mains fed shower. Inset Villeroy & Bosch enamel hand



basin with granite top and cabinet below. WC. Tiled floor. Inset spotlights. Double panel radiator. Georgian style window in stone casement.

### BEDROOM TWO

18'0" x 11'11"

Decorative tiled fireplace. Cast iron radiator. Georgian style window in stone casement.

### BEDROOM THREE

18'1" x 17'1"

Measurement is into chimney breast. Fitted hand basin with mixer tap. Cast iron radiator. Georgian style window in stone casement.

### BEDROOM FOUR

18'2" x 16'10"

Cast iron radiator. Georgian style window in stone casement.

### GARAGE

33'0" x 18'0"

### DEPENDANT RELATIVE ACCOMMODATION

#### LIVING KITCHEN

18'8" x 12'0"

In need of refurbishment. Stone mullion window.

#### LOUNGE

16'3" x 14'8"

Stone mullion window.

#### BATHROOM

12'5" x 5'3"

Close coupled WC. Enamel hand basin with chrome taps and vanity cupboard. Fitted spotlight.

#### BEDROOM ONE

16'4" x 12'6"

Stone mullion window.

#### BEDROOM TWO

14'9" x 11'10"

Stone mullion window.











## Directions

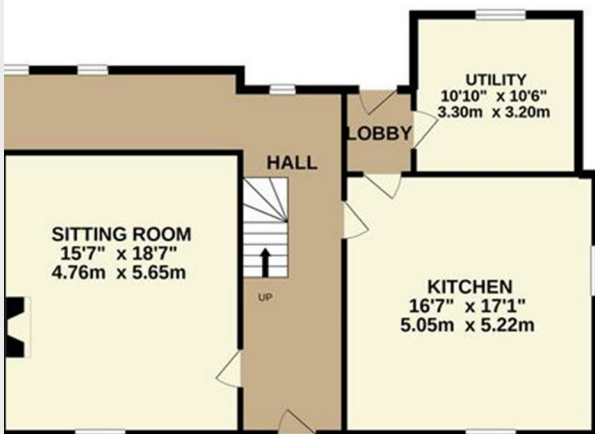
## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

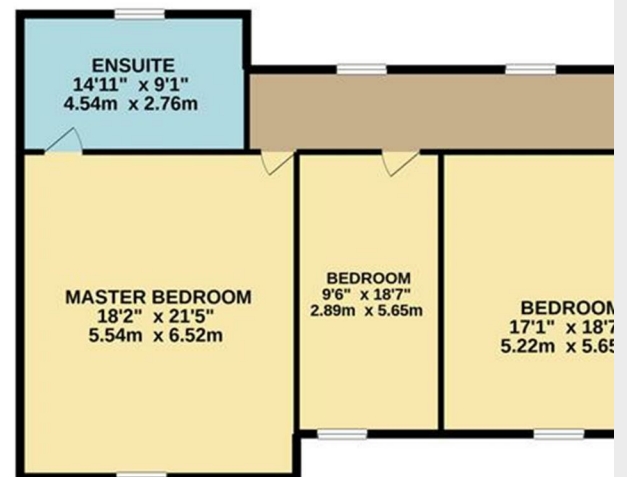
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**GROUND FLOOR**  
(167.0 sq.m.) approx.



**1ST FLOOR**  
1650 sq.ft. (153.3 sq.m.) approx.



TOTAL FLOOR AREA : 3448 sq.ft. (320.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020