



brooke
steel
STATES
local, experienced, trusted

Turton Hollow Road

£POA Freehold

Woodside, Crawshawbooth

Description

Set within an exclusive and peaceful private hamlet, this substantial five/six-bedroom, five WC detached residence offers a rare combination of luxury, sustainability, and versatility – all just 30 minutes from Manchester city centre.

Beautifully presented and thoughtfully designed throughout, the property also includes a fully self-contained one-bedroom annexe apartment, ideal for multi-generational living, a workspace or office or generating a rental income as a self contained apartment. The home boasts a private, south-facing garden with far-reaching views across the Rossendale Valley, creating a tranquil setting for family life or entertaining.

The heart of the home is a stunning open-plan kitchen-dining area featuring premium appliances, including a six-ring induction hob, eye-level oven, microwave, steam oven, built-in coffee machine, full-height fridge and freezer, and an integrated dishwasher. Quartz worktops and Karndean Michelangelo flooring, fitted in 2022, complement the sleek and modern aesthetic. The addition of a Quooker quad-tap provides instant boiling, chilled, and sparkling water. A separate utility room with a charming split stable door adds further practicality.

Eco-conscious buyers will appreciate the green energy system in place, comprising an 11kW Samsung Air Source Heat Pump



(effective to -12.5°C), 5.58kW of solar panels (16 in total), and a 5kW battery storage system. Comfort is further enhanced by features such as a sealed log burner, remote-controlled blinds, and app-operated Ring doorbell and security camera systems.

Despite its peaceful setting, the home is exceptionally well connected. A private footpath leads directly into Crawshawbooth village, just two minutes' walk away, with its array of independent shops, restaurants, and pubs. The X43 express bus to Manchester is also easily accessible. By car, the M66 is reached in four minutes, the M62 in ten, and Manchester city centre in just half an hour.

The property is offered with no onward chain and is ready for swift completion. Ideal for pet lovers, the home features a sociable frontage and a secure rear garden, making it perfectly suited to family living.

This is a rare opportunity to acquire a high-specification home in a private yet highly accessible location. Early viewing is strongly recommended

Council Tax Band: G (Rossendale Borough Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden

Tenure

Freehold

Ground Floor
Approx. 143.8 sq. metres (1547.7 sq. feet)



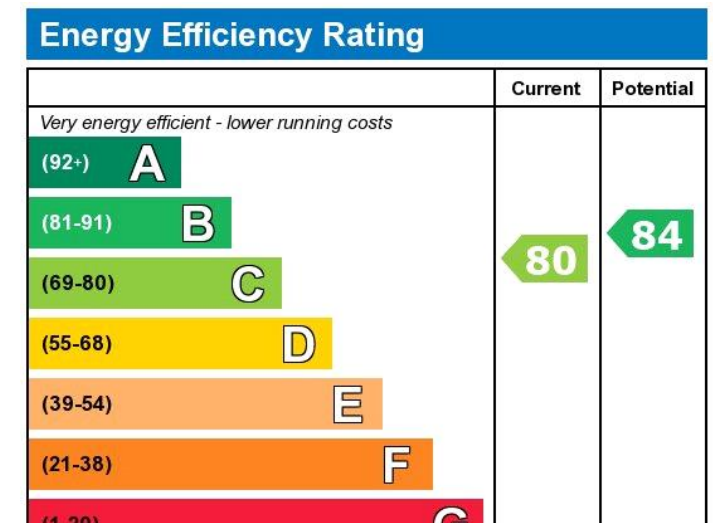
First Floor
Approx. 127.8 sq. metres (1378.2 sq. feet)



Total area: approx. 271.6 sq. metres (2923.9 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using Floorplan.



Viewing by appointment only
 Brooke Steel Estates - Head Office
 4 Market Street, Edenfield, Lancashire BL0 0JN
 Tel: 01706 940 335 Email: hello@brookesteel.co.uk Website: <https://www.brookesteel.co.uk>

