



**Green Haworth Farm  
School House Lane  
Accrington  
BB5 3SQ  
OIRO £700,000  
7.4 acres  
NO CHAIN**

A unique smallholding with great prospect located in the heart of Lancashire. Offering a 4 bedroom farmhouse, dilapidated detached house, stonebuilt barn and range of livestock buildings with 7.4 acre of agricultural land. This traditional farmstead provides perspective purchasers a wide variety of different uses or development opportunity.

The property is offered for sale by private treaty, with the benefit of vacant possession.

Viewing by appointment only through the selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

## Description

Green Haworth Farm is located in the small village of Green Haworth on the outskirts of Oswaldtwistle and Accrington in the county of Lancashire. Originally a range of 4 cottages and detached house, the farm was converted over the years leaving a 4 bedroom farmhouse, adjoining stonebuilt barn, dilapidated detached house and a range of modern livestock buildings surrounded by 7.4 acres of agricultural land.

### Farmhouse

Originally two cottages the farmhouse now presents as a four bedroom residence constructed from stone under a blue slate roof. Internally the living accommodation comprises as follows:

**Kitchen** with fitted wall and base units, single sink and drainer with mixer tap, tiled splashbacks, tiled floor and centre light fitting.

**Living Room** a large feature fireplace constructed from exposed stone with flagged hearth and shelving either side a timber mantle piece and large solid fuel log burner with back boiler. The room is carpeted with exposed timber beams and a centre light fitting.

**Dining Room** stretching the full width of the house and having large span windows to either end, the room is carpeted with exposed timber beams to the ceiling and two centre light fittings.

### First Floor

**Master Bedroom** a double room with centre light fitting and radiator under the window featuring exposed timber beams to the ceiling plus alcove shelves within the chimney breast.

**Bedroom 2** a double room with exposed timber beams to the ceiling, centre light fitting and carpeted floor.

**Bedroom 3** a double room with airing cupboard and hot water cylinder to the corner, exposed timber beams to the ceiling and a centre light fitting.

**Bedroom 4** a double room with centre light fitting, carpeted floor and exposed timber beams to the ceiling.

**Family Bathroom** a 3 piece suite with electric shower over the bathtub, tiled walls, washbasin and W.C. Carpeted floor, centre light fitting, exposed timber beams and a panel radiator.

### Externally

The farmhouse has a small garden area and orchard with original cobbled drive/parking area to the side and rear.

**Farm buildings** A range of modern and traditional built buildings.

**Traditional Barn** Adjoining the farmhouse is a 2 bay stone built agricultural barn with slate roof over. The barn has a concrete floor and boarded hayloft over.

**4 Bay General Purpose Building (60' x 40')** A steel portal frame livestock building with concrete floor, concrete block sides, box profile cladding to the upper and corrugated fibre cement roof sheets.

**Log Store/Workshop** Brick built with concrete floor and tile roof.

**Pole Barn** 3 bay timber pole livestock building with monopitch roof and concrete floor.

**Shippon** Lean-to building adjoining the traditional barn with ties for 8 cows, concrete floor, corrugated tin sheet roof.

**Dilapidated Farmhouse** in a state of disrepair this originally was a 3 bedroom stone built residence with a blue slate roof over.

**Farmland** Extending to approximately 7.4 acres shown on the attached plan edged red split into 3 parcels. The land is permanent pasture with good stockproof boundary walls and fences. Access is given directly onto School House Lane and there is a minor public footpath running through the south westerly parcel.

## Services

Mains water, mains electric, mains sewer and the central heating system is run from the back boiler of the log burner.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**Local Authority** Hyndburn Borough Council

**Tenure** Freehold with vacant possession given on completion.





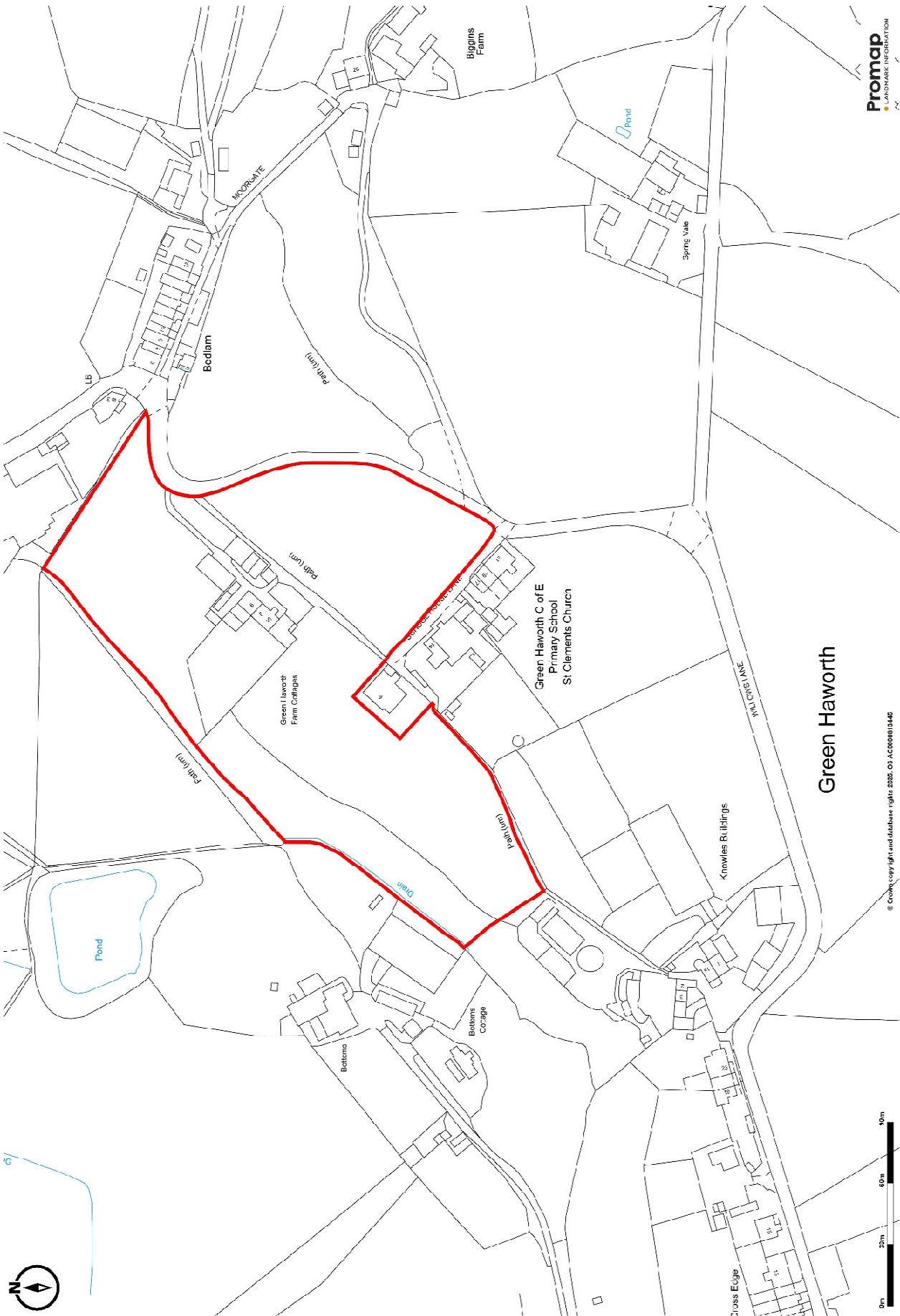








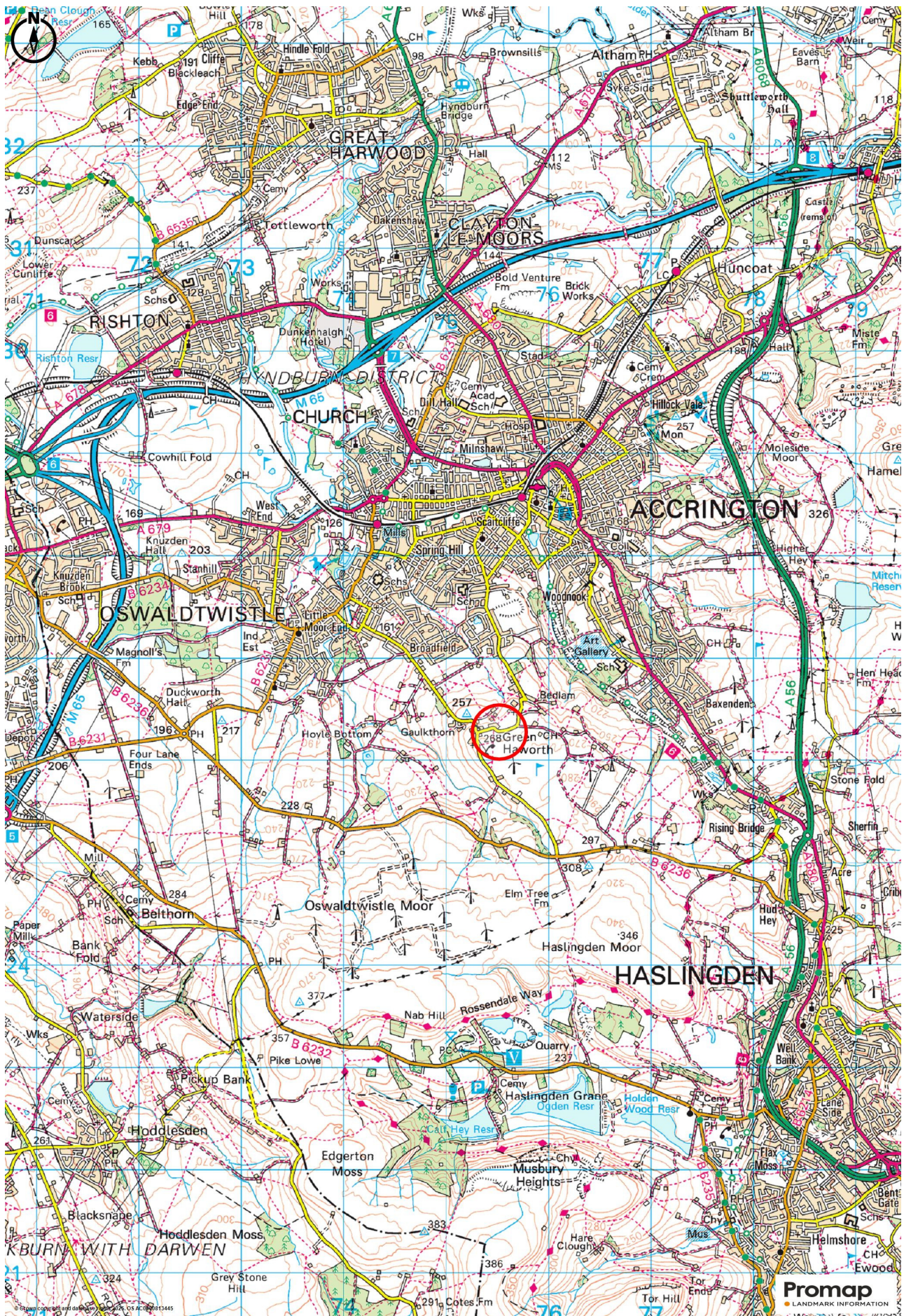




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Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
E: [sawley@rturmer.co.uk](mailto:sawley@rturmer.co.uk)

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
E: [bentham@rturmer.co.uk](mailto:bentham@rturmer.co.uk)