

AN EXTENSIVE 5 BEDROOMED CHARACTER FARMHOUSE IN A STUNNING AND SECLUDED COUNTRYSIDE SETTING



This truly individual 5 bedroomed family home oozes charm and character throughout yet is complemented by modern contemporary fixtures and fittings with fabulous spacious accommodation in a quite stunning countryside setting with panoramic views to both front and rear. The property has planning consent for a detached double garage, includes extensive gardens, an orchard to the rear, and additional grazing land is available by negotiation.

VIEWING STRONGLY RECOMMENDED
VACANT POSSESSION AVAILABLE - NO CHAIN

ASKING PRICE : £475,000

To view this property contact:

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE VESTIBULE

Burglar alarm control panel

CLOAKROOM

Low level wc, wash hand basin, tiled floor

ENTRANCE HALL

A fabulous spacious entrance hall with timber and glazed panel doors leading to dining room and giving access to the kitchen and lounge.





Through LOUNGE - 5.5 x 7.2 metres (18' x 23'7")

A fabulous entertainment room with wonderful arched window, with a stunning outlook over the rear gardens and the orchard

Central DINING ROOM - 3.9 x 3.9 metres (12'9" x 12'9")

Timber and glazed panel doors leading to hallway, wonderful outlook to the rear over the gardens and the countryside beyond

KITCHEN / FAMILY ROOM - 5.4 x 4.6 metres (17'8" x 15'1")

A spacious, dual aspect kitchen with dining area, with wonderful panoramic views over the open countryside to all sides of the property, 1½ bowl sink unit, range of quality wall and base units with complementary work surfaces, built in oven, hob and extractor hood, integrated fridge, freezer and dishwasher, tiled floor, spotlights to ceiling, central breakfast bar - a truly exceptional kitchen which must be viewed to be appreciated.

BREAKFAST ROOM - 5.4 x 3.9 metres (maximum) (17'8" x 12'9")

Wonderful views to the rear of the property, steps up to kitchen area

UTILITY ROOM - 1.8 x 1.7 metres (5'10" x 5'6")

Single drainer stainless steel sink unit, range of complementary work surfaces, plumbing for washing machine and dryer





First Floor

LANDING

Airing cupboard - a spacious landing area with stunning views to the front of the property

MASTER BEDROOM - 5.0 x 5.5 metres (16'4" x 18'0")

A wonderful, spacious master bedroom with dual aspect and Juliet balcony with brick arch lintel feature, enjoying the fabulous views over the open countryside surrounding the property

DRESSING AREA

Range of fitted "His & Hers" wardrobes, leading to:

En Suite SHOWER ROOM - 2.4 x 2.1 metres (7'10" x 6'10")

Shower cubicle, low level wc, wash hand basin - superior suite in white, heated towel rail, spot lit ceiling, tiled walls





BEDROOM TWO - 5.4 x 3.8 metres (17'8" x 12'5")

Range of fitted wardrobes and bedroom furniture, wonderful views to the rear of the property

BEDROOM THREE - 5.4 x 3.5 metres (17'8" x 11'5")

Range of quality fitted wardrobes and bedroom furniture, stunning views to the front of the property over open countryside

BEDROOM FOUR - 4.1 x 3.6 metres (13'5" x 11'9")

Range of fitted wardrobes, fabulous views to the rear of the property

BEDROOM FIVE - 3.2 x 2.9 metres (10'6" x 9'6")

Stunning panoramic views to the front of the property over open countryside

BATHROOM - 3.0 x 2.2 metres (9'10" x 7'2")

Shower cubicle, low level wc, wash hand basin, panelled bath, tiled floor, spot lit ceiling, part tiled walls - a stunning fully fitted bathroom suite

Externally

There are numerous car parking bays allocated to the front of the property and to the side of the farmhouse there is an area of land which would be suitable for stables, and planning consent for a detached double garage





VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

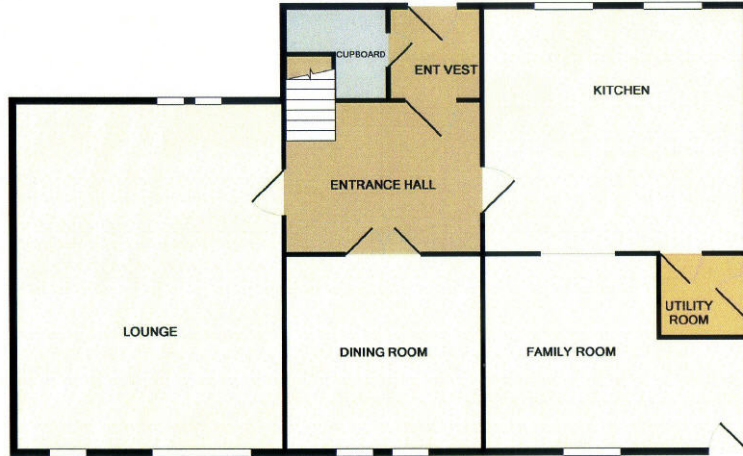
LOCATION

This fabulous Farmhouse is situated in a wonderful tranquil rural location, surrounded by truly stunning panoramic countryside views, yet within 1½ miles of Rochdale Town Centre, with all the usual local amenities including shops, schools, public transport and entertainment facilities etc available nearby.

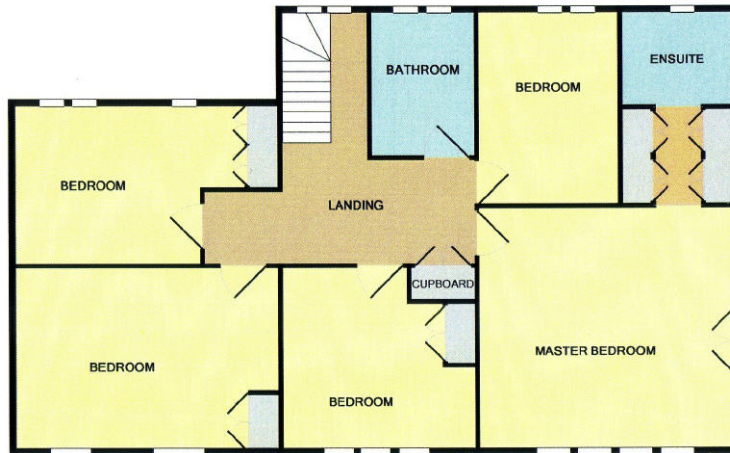
Proceed out of Rochdale along Whitworth Road for approximately 1 mile and shortly after Thrum Hall Lane on the left, turn right up Road Lane, bearing right across the cattle grid, (closing the gate behind you), and continue up the roadway towards Stoney Heys Barn, through a second cattle grid (closing the gate behind you), passing a number of properties, and the end farmhouse is Stoney Heys Barn, which is visible by our prominent agency board.



FLOOR PLANS



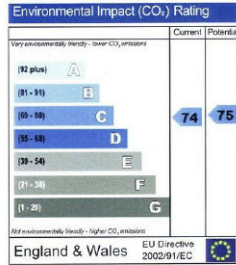
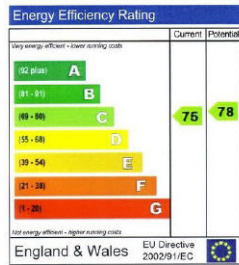
GROUND FLOOR



1ST FLOOR

APPROXIMATELY 2,863 SQ FT

ENERGY PERFORMANCE CERTIFICATE



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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