



Sheep Bank Farm, Shore Lane

Offers in Region of £850,000





Sheep Bank Farm

Shore Lane, Littleborough

*** FOUR BEDROOM FARM HOUSE & TWO BEDROOM COTTAGE / BARN/SHIPPON / PRIVATE GARDENS & APPORX 80 ACRES OF LAND(TO BE CONFIRMED WITH SOLICITORS) / STUNNING VIEWS OVER HOLLINGWORTH LAKE & SURROUNDING COUNTRYSIDE / SUBSTANTIAL MODERNISATION REQUIRED / FANTASTIC DEVELOPMENT POTENTIAL / ACCESS FROM SYKE ROAD & WHITTAKER GOLF CLUB ***

Council Tax band: C

Tenure: Freehold

- Farm House & Cottage
- Six Total Bedrooms
- Barn/Shippon
- Approximately 80 Acres of Land
- Modernisation Required
- Fantastic Development Potential
- Working Farm
- Stunning Views Over Hollingworth Lake
- 360 Degree Views
- Viewings Essential



Farm House

Entrance Porch

7' 0" x 10' 3" (2.13m x 3.12m)

Side facing entrance door, two side facing windows, access to the lounge.

Lounge

16' 10" x 14' 4" (5.12m x 4.37m)

Front facing window, exposed beams, under stair storage cupboard, multi fuel burner, dining room access.

Dining Room

12' 11" x 11' 0" (3.93m x 3.36m)

Front facing window, access to the kitchen.

Kitchen

5' 8" x 12' 11" (1.73m x 3.93m)

Rear facing window, fitted kitchen with a selection of base units, work surfaces, part tiled walls, sink & drainer, electric hob, oven & grill, plumbed for automatic washing machine, tiled floor.

Office / Bedroom Four

11' 1" x 11' 6" (3.38m x 3.50m)

Rear facing window, vaulted ceiling, exposed beams.

First Floor Landing

7' 7" x 17' 10" (2.30m x 5.43m)

Side facing window, loft hatch.

Bedroom One

12' 2" x 14' 0" (3.70m x 4.27m)

Front facing window, double room.

Bedroom Two

12' 2" x 12' 0" (3.71m x 3.65m)

Front facing window, double room.

Bedroom Three

7' 7" x 8' 11" (2.31m x 2.71m)

Rear facing window, single room.





Bathroom

4' 8" x 8' 11" (1.41m x 2.71m)

Rear facing window, three piece suite comprising WC, pedestal sink and panel bath, tiled walls and cylinder cupboard.

Cottage

Entrance Hallway

Front facing entrance door, staircase leading to the first floor and lounge access.

Lounge

16' 7" x 15' 3" (5.06m x 4.64m)

Front facing mullion windows and side facing window, multi fuel burner, under stair storage cupboard and access to the kitchen.

Kichen

6' 8" x 15' 7" (2.04m x 4.76m)

Side facing windows, sink & drainer, cooker point, plumbed for automatic washing machine and space for a free standing fridge freezer.

First Floor Landing

Loft hatch.

Bedroom One

12' 6" x 12' 6" (3.82m x 3.81m)

(width increasing to 4.80m) Front facing windows, double room.

Bedroom Two

11' 5" x 10' 1" (3.48m x 3.07m)

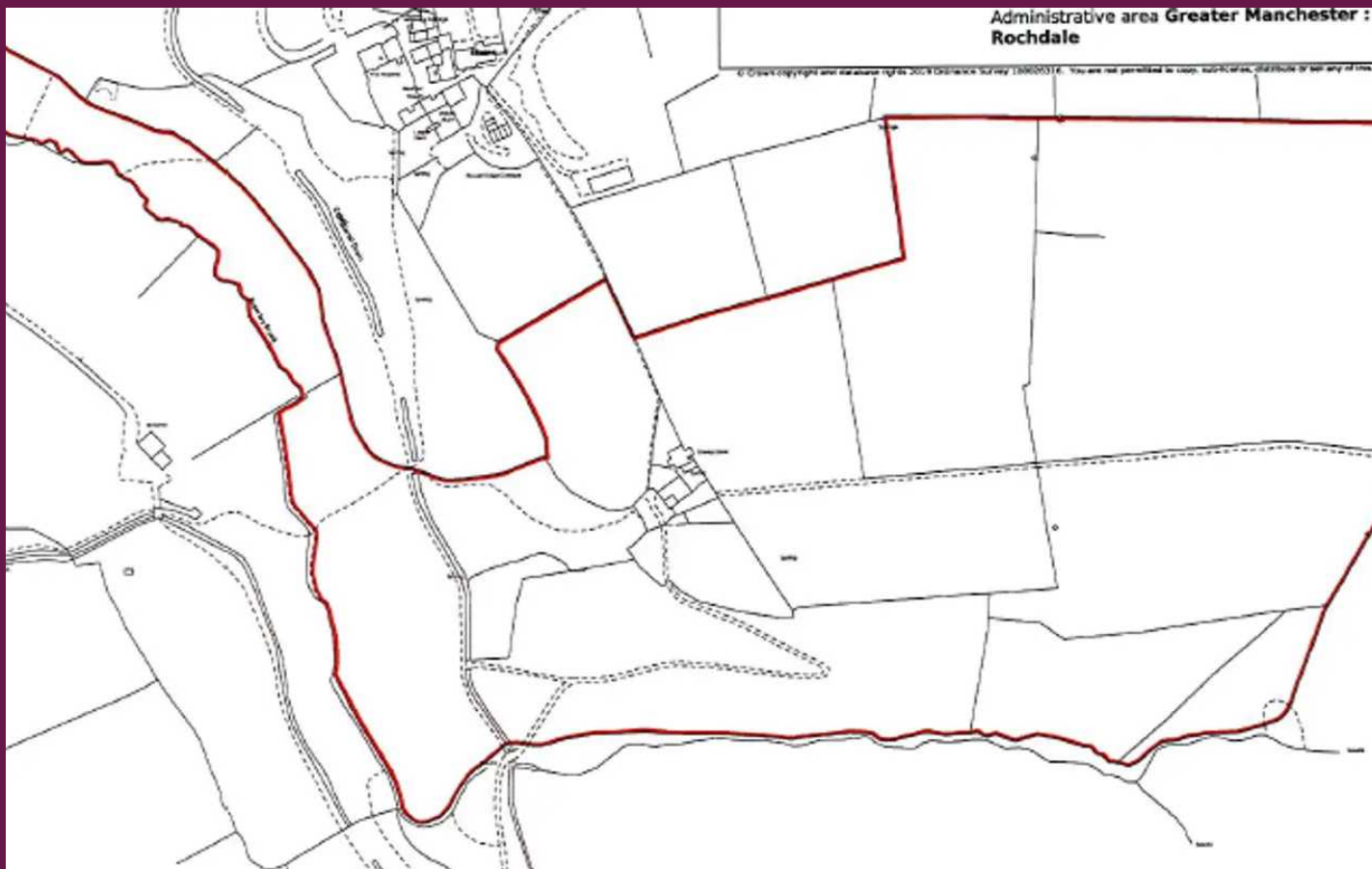
Rear & side facing windows.

Bathroom

6' 8" x 5' 9" (2.03m x 1.74m)

Three piece suite comprising WC, pedestal sink and panel bath, tiled walls and cylinder cupboard.





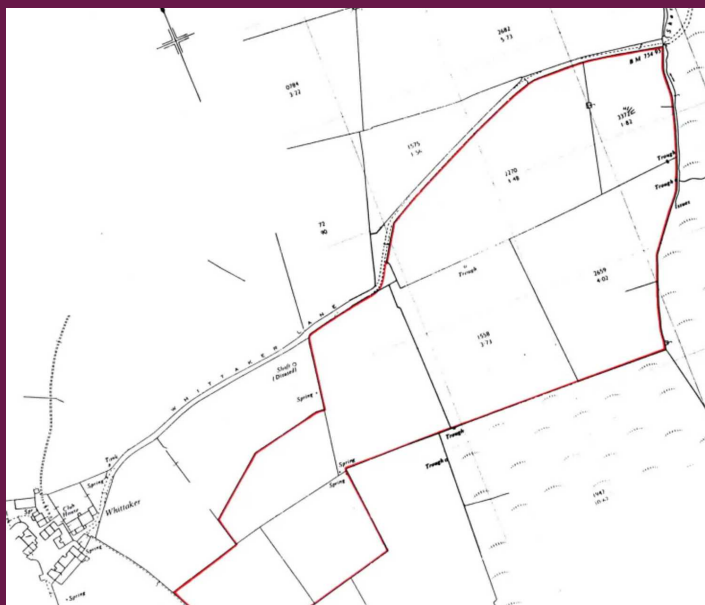
Barn / Shippon

38' 2" x 52' 6" (11.63m x 15.99m)

Barn / shippon which is essential space for a working farm or fantastic development potential if needed.

Revilo Insight

Tenure: Freehold / Title No: MAN323194 & GM624153 / Class Of Title: Absolute / Tax Band: C / Parking: Substantial off road parking and approx 80 acres of land.



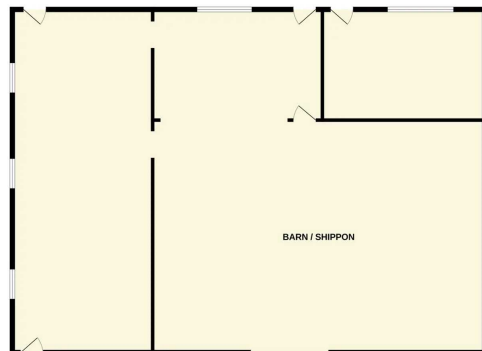
GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



BARN
2006 sq.ft. (186.3 sq.m.) approx.



TOTAL FLOOR AREA : 3948 sq.ft. (366.8 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.
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Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509 237 • info@revilohomes.co.uk • www.revilohomes.co.uk