



Far Slack Farm

Off Gun Road, Rowarth

*** WATCH OUR VIDEO TOUR TO APPRECIATE THE SCALE OF THIS STUNNING PROPERTY *** An absolutely stunning farmhouse situated in a glorious rural location offering outstanding contemporary accommodation, a self-contained annexe, well equipped home office, stable block, barns, formal gardens, all weather menage and approximately 16 acres grazing land (further grazing land available by negotiation).

£1.25 MILLION



RELOCATION
SPECIALISTS



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The sale of Far Slack Farm provides potential purchasers with the opportunity to acquire a stunning rural residence boasting 16 acres (approx.) of grazing land and surrounded by beautiful countryside, yet still within close proximity to Manchester city centre.

This outstanding property has been much updated and improved by the current owners to create a superb contemporary home within a traditional Derbyshire farmhouse. The attention to detail is bound to impress, including an integrated sound system, underfloor heating to majority rooms and new solid oak doors with stainless steel thumb latch fittings throughout.

The main house itself briefly comprises; porch, reception lounge with feature fireplace, beautifully fitted family dining kitchen, utility, dining room, lounge with feature fireplace, family room, two downstairs WCs, plant room housing central heating boilers and water filtration system etc. To the first floor the stunning master suite boasts a dressing room and stylish en suite. there are three further double bedrooms and a beautifully fitted family bathroom. The self contained annexe comprises; hall, lounge, dining kitchen, two bedrooms and bathroom. It also has its own garden. There is also a large well equipped home office/gym with kitchenette and WC. The property has attractive formal gardens with pond and there is a large patio area affording spectacular panoramic views.

There is an extensive range of outbuildings including a recently constructed stone stable block with 6 loose boxes, tack room and tractor store. There is a further recently constructed large haybarn and a further detached stone built barn with planning permission already granted (HPK/0612/0633) to create a holiday home but currently providing storage and garaging.

Finally there is extensive grazing land extending to 16 acres (approx) and including an all weather mEnage. The land is divided into a number of fields and paddocks, allowing for rotation of grazing.

PLEASE NOTE should any perspective purchasers be interested in acquiring Far Slack Farm with more grazing land a further 82 acres (approx) is available and this can be facilitated by negotiation. Please contact Richard Leece, Gascoigne Halman 0161 427 2488 for more information.

LOCATION

Rowarth is a pretty village nestling in the Derbyshire hills above Mellor. Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

From our office in Marple Bridge, proceed to the end of the village centre and continue as the road becomes Longhurst Lane. Proceed for approximately 1.5 miles and at the Devonshire Arms public house continue as the road becomes Moor End Road. Proceed past the Oddfellows Arms and Mellor Nook Nursing Home and take the next turn on the left onto Shiloh Road. Proceed past The Moorfield public house and continue as the road becomes Gun Road. At Pistol Farm turn right onto the short access track and the bear left towards Far Slack Farm which can be approached via a long private tarmac driveway.



IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

ENTRANCE PORCH 8'9 (2.67M) X 3'5 (1.04M)

Solid oak front door. Two double glazed windows with stone sills overlooking the front aspect. Stone floor. Further timber door with stained and leaded glazing providing access to:

ENTRANCE LOUNGE/ SNUG 19'0 (5.79M) X 15'3 (4.65M)

Feature exposed ceiling beams. Oak veneered stairs with glazed balustrade providing access to the first floor. Double glazed stone mullion windows with stone sills overlooking the front aspect. Engineered oak flooring. The main focal point of this room is a cast iron multi fuel burner inset within the chimney breast with complementary built in log store. Feature inglenook with inset lighting and stone detail. LED downlights. Understairs storage cupboard. Systemline music system controller. Underfloor heating with zone programmer. CAT5 datapoint. Incoming BT point. Glazed sliding door providing access to:

FAMILY DINING KITCHEN 24'7 (7.49M) MAX X 22'5 (6.83M) MAX

Recently refitted to a very high standard with a matching range of oak eye and base level units with brushed stainless steel handles and granite work surfaces with granite upstand and back painted glass splashbacks. Twin bowl drainer sink unit with retractable hose mixer tap over. Integrated Neff five ring gas hob with Neff extractor hood over. Four oven gas fired Aga with twin hotplates and warming plate with granite splashback. Two integrated Neff dishwashers. Neff integrated combination oven. Integrated Neff coffee machine. Integrated Neff warming drawer and matching accessory drawer. Integrated tall fridge and freezer. Central island unit with granite work top providing a breakfast bar area with seating for six people. Complementary pan drawers. Part vaulted ceiling with Velux skylights. Two double glazed windows overlooking the rear aspect and affording spectacular panoramic views of the surrounding countryside. Stable style door providing access out to the Indian stone patio and garden beyond. Stone tiled floor with underfloor heating and zone programmer. LED downlights and feature central lights. Integrated sound system. Wall mounted i pod docking station. Systemline music system control unit.

UTILITY ROOM 5'9 (1.75M) X 6'4 (1.93M)

Fitted with a matching range of solid oak eye and base level units with granite upstand and back painted glass splashbacks. Franke one bowl drainer sink unit with retractable hose mixer tap over. Extractor fan. LED downlights. Stone tiled floor. Plumbing for automatic washing machine and space for condensing tumble dryer. Oak veneer sliding door providing access to:

DOWNSTAIRS WC 2'10 (.86M) X 5'4 (1.63M)

Duravit WC with chrome push button flush. Duravit wall hung wash hand basin with Grohe chrome fittings and back painted glass splashback. LED downlights. Extractor fan. Stone tiled floor.

DINING ROOM 18'5 (5.61M) X 13'7 (4.14M)

Double glazed stone mullion window with stone sill overlooking the front aspect. Feature exposed ceiling beams. LED downlights. Engineered oak flooring. Underfloor heating with zone programmer. Systemline integrated sound system with control unit. CAT5 datapoint. Opening and stone stairs providing access to:

LOUNGE 15'7 (4.75M) X 23'7 (7.19M)

Stone mullion double glazed window with stone sill overlooking the front aspect. Double glazed double doors providing access to the front of the property. Further double glazed double doors providing access out to the patio and rear garden and affording stunning views over the open aspect. Feature exposed oak ceiling beams. Engineered oak flooring. Underfloor heating with zone programmer. LED downlights. The main focal point of this room is a cast iron multi fuel burner set within a stone fireplace with feature oak beam mantel and inset colour change mood lighting system. Integrated sound system. Systemline music system control unit. CAT5 datapoint.

INNER HALLWAY

LED downlights. Engineered oak flooring with underfloor heating. Storage cupboard. Provides access to:

FAMILY ROOM 12'2 (3.71M) X 14'7 (4.45M)

Double glazed stone mullion window with stone sill overlooking the front aspect. LED downlights. Engineered oak flooring. Underfloor heating with zone programmer. Door providing access to the self contained annexe. Integrated sound system. Systemline music system control unit. CAT5 datapoint.

DOWNSTAIRS WC 6'9 (2.06M) X 4'9 (1.45M)

Fitted with a matching suite comprising Duravit low level WC with chrome push button flush and Duravit wall hung wash hand basin with Grohe chrome mixer tap over. Built-in mirror-fronted cupboard. LED downlights. Extractor fan. Engineered oak flooring with underfloor heating.

PLANT ROOM 9'2 (2.79M) X 10'10 (3.3M)

Houses the home entertainment equipment for the property including the integrated systemline sound system and CAT5 internet wiring. Recently installed twin gas fired condensing central heating boilers. Pressurised water cylinder and water filtration systems.

FIRST FLOOR

LANDING

Vaulted ceiling with Velux skylight. Airing cupboard with solid oak double doors. Engineered oak flooring. Central heating radiator. Sliding glazed door providing access to:

MASTER BEDROOM 24'7 (7.49M) X 15'4 (4.67M)

Stunning 10" high vaulted ceiling. Two double glazed stone mullion windows with stone sills overlooking the front aspect. Two further double glazed porthole windows with stone sills overlooking the rear aspect. Engineered oak flooring. Two central heating radiators. Underfloor heating with zone programmer. LED downlights. Inset wall mounted TV aerial point. Integrated sound system. Systemline music system control unit. Stone steps leading to the landing. Opening through to:



EN-SUITE BATHROOM 11'2 (3.4M) X 7'8 (2.34M)

Fitted with a matching Duravit suite comprising; close coupled WC with chrome push button flush, bath with Grohe mixer tap and hand shower, large walk-in wet area with glazed screen and soaker style shower head and sink with his 'n' hers Grohe taps and cupboards under. Fully tiled walls and floor. Inset mirror. LED downlights. Chrome heated towel rail. Central heating radiator. Velux skylight. Double glazed window with stone sill overlooking the side aspect and affording stunning views over the open aspect. Useful under eaves storage cupboards. Underfloor heating.

DRESSING ROOM 11'3 (3.43M) X 11'8 (3.56M)

Fitted with a number of built-in wardrobes providing hanging and storage space. Integrated drawer units. Dressing table area with inset mirror. Engineered oak floor. Velux skylight. Under eaves storage. LED downlights. Double glazed window with stone sill overlooking the side and affording stunning views over the open aspect. Underfloor heating.

BEDROOM 2 18'2 (5.54M) X 11'8 (3.56M)

Double glazed stone mullion window with stone sill overlooking the front aspect. Further double glazed window with stone sill overlooking the side. Two central heating radiators. Loft access point. Range of fitted wardrobes. TV aerial point. Integrated sound system. Systemline music system control unit.

BEDROOM 3 14'7 (4.45M) X 13'8 (4.17M)

Double glazed stone mullion window with stone sill overlooking the front aspect. Central heating radiator. LED downlights. Integrated sound system. Systemline music system control unit. TV aerial point. Loft access point.

BEDROOM 4 10'6 (3.2M) X 15'6 (4.72M)

Double glazed window with stone sill overlooking the rear and affording spectacular views over the open aspect. Loft access point. Central heating radiator. TV aerial point.

FAMILY BATHROOM 10'4 (3.15M) X 9'0 (2.74M)

Fitted with a matching Duravit suite comprising; close coupled WC with chrome push button flush, large sink with his 'n' hers chrome Grohe taps with cupboards below, bath with mixer tap and hand shower and walk-in shower with soaker style shower head and glazed screen. Part tiled wall. Ceramic tiled floor. Central heating radiator. LED downlights. Chrome ladder style heated towel rail. Loft access point. Extractor fan.

NB

It should also be noted that the property has the benefit of natural gas supply.

SELF-CONTAINED ANNEXE

ENTRANCE HALL 9'5 (2.87M) X 12'2 (3.71M)

Private access via an oak front door. Double glazed window overlooking the front aspect. LED downlights. Travatine tiled floor. Underfloor heating with zone programmer. Built-in oak storage unit. Courtesy door providing access to the main house.

LOUNGE 14'7 (4.45M) X 17'7 (5.36M)

13' 3" vaulted ceiling with feature exposed beams. Two Velux skylights. Oversize double glazed window overlooking the side aspect and affording stunning views over the open countryside. Double glazed window overlooking the rear again affording fabulous views. Double glazed door providing access out to the patio area and again affording stunning views. Two central heating radiators. Wall light points. Stone fireplace housing an electric fire. Underfloor heating with zone programmer. TV aerial point. CAT5 datapoint.

DINING KITCHEN 10'8 (3.25M) X 9'5 (2.87M)

Fitted with a matching range of eye and base level units with granite work surfaces. Franke one bowl drainer sink unit with mixer tap over. Integrated four ring electric hob with extractor hood over. Integrated double oven. Integrated tall fridge/freezer. Integrated Bosch slimline dishwasher. Integrated washer/dryer. Travatine tiled floor. Tiled splashback. Double glazed window overlooking the side aspect and affording spectacular views. Wall mounted TV aerial point. LED downlights. Underfloor heating with zone programmer.

BEDROOM 1 12'8 (3.86M) X 12'0 (3.66M)

Fitted with a range of furniture comprising; wardrobes, dressing table and chest of drawer units. Wall light points. Loft access. Double glazed window overlooking the side aspect and affording stunning views. Underfloor heating with zone programmer.

BEDROOM 2 9'2 (2.79M) X 9'5 (2.87M)

Double glazed window overlooking the side aspect and affording spectacular views. Built-in furniture comprising wardrobes and storage cupboards. Wall light points. TV aerial point. Underfloor heating with zone programmer.

BATHROOM 8'9 (2.67M) X 7'9 (2.36M)

Fitted with a matching suite comprising; close coupled WC with chrome push button flush, vanity wash hand basin with mixer tap over and cupboards under and a large bath with Grohe shower. Travatine tiled floor and walls. Chrome ladder style heated towel rail. LED downlights. Underfloor heating and zone programmer.

OUTSIDE

GROUNDS

The property is approached via a long sweeping tarmac driveway approximately 0.5 mile long, passing the recently constructed stone stable block, hay barn and all weather mEnage on the right hand side. An electronically operated five bar gate gives access to the cobbled courtyard which provides extensive parking and access to the main house, annexe, home office/gym, garages and outbuildings. To the rear of the property there is an extensive Indian stone patio (approx 100m²) with glazed balustrade, providing a stunning al fresco dining area and it is accessible directly from the dining kitchen and lounge. The patio affords spectacular panoramic views of the surrounding countryside. Formal lawned gardens surrounded by fencing and hedgerow with ornamental garden pond. There is also a further small garden accessible directly from the self-contained annexe, and there is a further lawn area to the side of the annexe/home office.



STABLES

A very impressive recently constructed gritstone stable block with slate tiled roof. The block comprises six loose boxes each measuring 12' x 12', with double glazed windows. Each loose box has internal lighting. External over door LED downlighting is also provided.

TACK ROOM 12'4 (3.76M) X 12'5 (3.78M)

Heated tack room comprising combination boiler and radiator, water storage tank/pump, belfast style cleaners sink with hot and cold water, cold water hose pipe outlet, mixed/controlled temperature hot water hose pipe outlet used for animal washdown, electric points, electrical distribution board and external lighting timer controls.

TRACTOR STORE 12'0 (3.66M) X 12'0 (3.66M)

Wide access door. Lighting and power.

LARGE DETACHED HAYBARN 17'0 (5.18M) X 36'7 (11.15M)

A recently constructed gritstone detached hay barn with slate tiled roof. Accessed via timber sliding door. Lighting.

MENAGE 131'3 (40.01M) X 65'7 (19.99M)

40m x 20m Accessed via a five bar gate off stable yard. All weather surface.

DETACHED BARN

Providing exciting potential to create a two bedroom holiday let with planning permission granted (planning permission ref HPK/0612/0633). Stone built with a slate roof. GROUND FLOOR:- split into three sections, two accessed by double doors, the third by a single door. Used by the current owners as storage and garaging. Staircase to the first floor. FIRST FLOOR:- Landing area. Divided into four areas; Area 1: 13'1" x 15'1" window to front. Area 2 8'1" x 9'1" window to the front. Area 3 11'1" x 5'1". Area 4 8'1" x 15'1" windows overlooking front and rear aspects.

HOME OFFICE 34'7 (10.54M) X 16'2 (4.93M)

A large versatile space which could also be used as a gym/ hobby area etc. Accessed via a large double glazed double doors. Stunning vaulted ceiling with exposed oak beams. Velux skylights. Double glazed windows overlooking the courtyard. Large double glazed windows with feature tall window overlooking the other side and affording spectacular views over the open aspect. Stone tiled floor. Underfloor heating via air source heat pump with zone programmers. Split air conditioning via high level cassette unit. Kitchenette fitted with a range of eye and base level units, one and a half bowl drainer sink unit with mixer tap over and plumbing for automatic washing machine. Space for fridge. WC fitted with close coupled WC with chrome push button flush and wall hung wash hand basin with cupboard under, extractor fan and LED downlights. CAT5 wiring.

GRAZING LAND

There is approximately 16 acres of grazing land available with this property, split into a number of fields and paddocks, so allowing for rotation of grazing and separation of stock if required. There is a pumped spring water feed system with 3000 litre below ground storage tank that supplies water to various paddocks at the western side of the house and stable yard.

PLEASE NOTE should any perspective purchasers be interested in acquiring Far Slack Farm with more grazing land a further 82 acres (approx) is available and this can be facilitated by negotiation. Please contact Richard Leece, Gascoigne Halman 0161 427 2488 for more information.

TENURE

To be confirmed by Solicitors

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

High Peak

POSTCODE

SK22 1EA

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

MORTGAGE INFORMATION

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DISCLAIMER

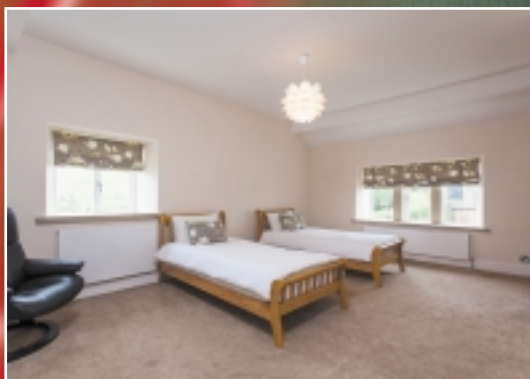
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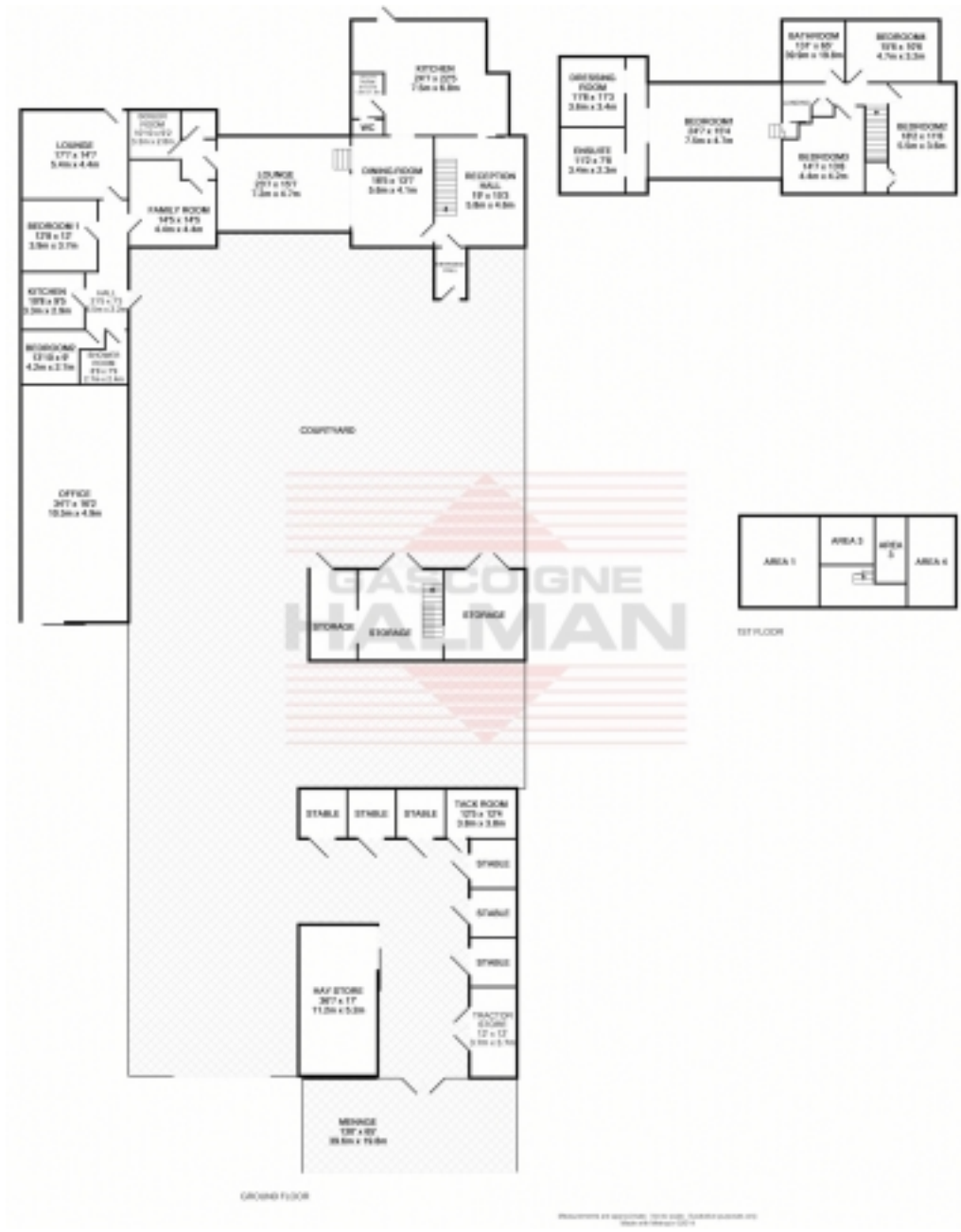
RESIDENTIAL LETTINGS AND MANAGEMENT

If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email lettings@gascoignehalman.co.uk



FLOOR PLANS

Not to Scale. For Illustration purposes only.



THE AREA'S LEADING INDEPENDENT ESTATE AGENCY



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