Hinde Clough Barn Red Lumb
Norden Rochdale

Offers in the region of £615,000

- Substantial rebuilt stone barn
- 7 bath/shower rooms
- 5 stables & scope for more
- Manège; 2 double garages

A rare opportunity to purchase a substantial rebuilt detached barn with equestrian facilities including stable block and manège and beautiful landscaped gardens with stream. Enjoying spectacular views and lying within beautiful countryside, the property is easily accessible and bus stops are within a short walk. Dating back to 1608 and rebuilt in 1980's the extensive accommodation is flexible and with some adaptation could provide up to 6 bedrooms (there are 7 bath/shower rooms)! The property lends itself to providing self-contained areas both on the ground and upper floors and possible conversion of the adjacent stable block (subject to planning permission) which has 5 large stables each measuring approximately 3.6m x 3.4m with clock tower and office/tack room of 3.8m x 3.3m. There are 2 double garages (one 5.2m x 5.1m and the other 5.2m x 5.2m) and the base for a 3rd garage with inspection pit; log cabin/potential further stabiling (in need of renovation) and base for additional stable. A small paddock could be created if some of the landscaping is altered.

An inspection of the property is essential to fully appreciate the delightful setting, gardens, unique character and substantial nature of the house and the equestrian facilities.

The accommodation briefly comprises, on the GROUND FLOOR: recessed front door to open porch; entrance vestibule with oak panelled cloaks cupboards and storage; hall with sitting/study area to the rear, imposing oak staircase having storage cupboards below, feature fish pond with fountain, oak panelled walls (including concealed door to ground floor bedroom) and open fireplace with copper canopy; extremely spacious main lounge with oak panelling (concealed door to tack room) and fireplace open to sitting area of hall; large L-shaped dining-kitchen with solid wood fitted units, 2-oven gas Aga, electric oven, microwave, 2-ring ceramic hob, dishwasher, fridge and freezer; (there are foundations in place to this end of the building for a large garden room which would have access from the dining-kitchen); Utility room; shower room with shower, WC & washbasin; spa room comprising sauna, steam room and washbasin (above shower room adjacent); ground floor bedroom (original integral stable) with access from both hall and outside including wet room comprising shower, WC & washbasin; tack/store room (original 2nd integral stable) with access from lounge and outside with WC/boiler room. On the FIRST FLOOR: feature gallery landing with beamed ceiling and sitting area enjoying stunning views towards Knowl Hill from the arched window; master bedroom suite comprising large bedroom with open vaulted ceiling and beams, 2 dressing rooms, spiral staircase to one gallery providing en suite facilities and second gallery sitting area approached by "paddle" space-saving steps; between the landing and master bedroom is an additional bathroom with corner bath, WC & washbasin; there are 2 further "suites" comprising double bedrooms, dressing rooms and en suites; to the right hand section of the property at 1st & 2nd floor level is a self-contained suite comprising lounge, 2 bedrooms, bathroom and study area.

Freehold; Council Tax band G; Propane gas central heating (& Aga); Septic tank (shared with 1 neighbour); Mains water (bore hole also available); Pedestrian right of way through part of land; Shared section of drive at gate to Hindclough Farm.

Directions: Proceed out of Norden village on the A680 Edenfield Road, climbing the hill past Nutters restaurant on the right and Meadowhead Lane on the left. As the road levels out, turn right to Red Lumb. Take the 1st right turning (before the terraced houses on the right) and branch right going through the wooden gate. Continue straight ahead to the Barn.
Viewing by appointment via agent on 01706 522424
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