



Birds Fields Farm Ashworth Road

Norden Rochdale OL11 5UN

ADAMSONS

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£695,000

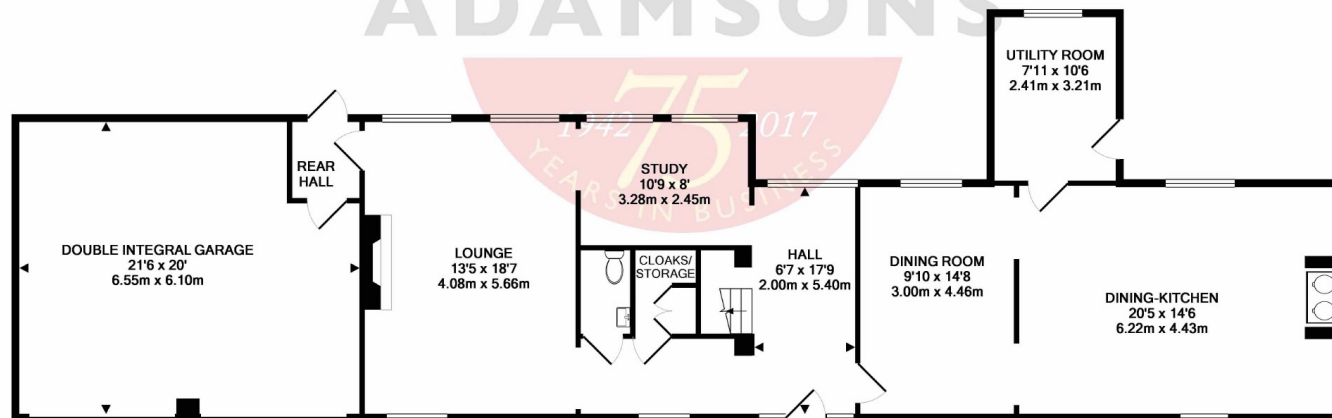
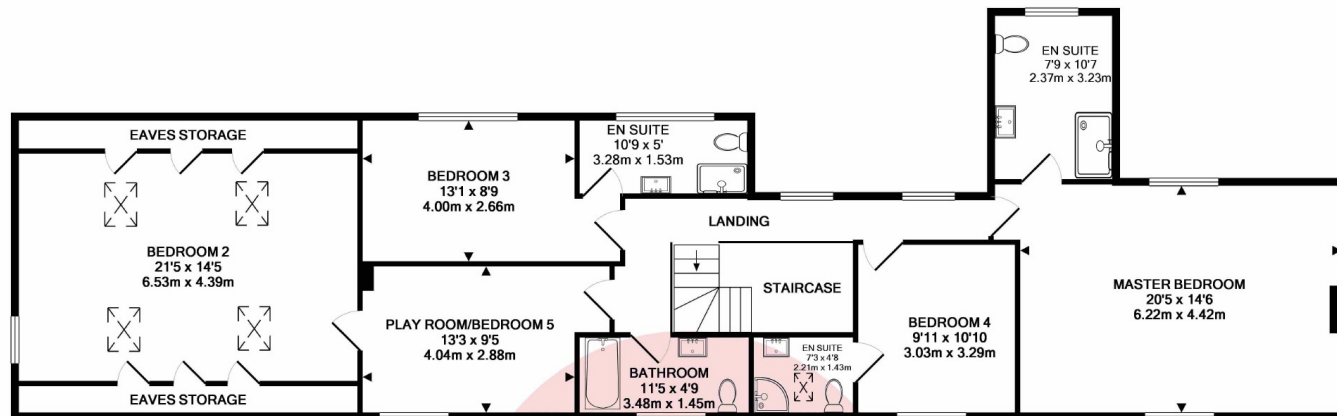
- Substantial farmhouse
- Exceptional panoramic views
- 2 reception rooms + study
- Farmhouse style dining-kitchen with Aga
- 4-5 beds; 4 bath/shower rooms
- Double integral garage

Situated in a truly rural setting with exceptional panoramic views beyond Manchester, a delightful 5 bedroomed stone and brick built character residence. Having undergone a full renovation programme in 2011 the property offers flexible accommodation with superb family dining-kitchen with Aga, utility room, 2 reception rooms plus study, integral double garage which could easily be converted to provide further living accommodation, 5 bedrooms (2 adjoining) and 4 bath/shower rooms. Enjoying a site area of approximately 1 acre with gardens and paddock, additional land could be made available as an optional extra. Whilst the property is situated at the end of a long drive in this rural position, M66 motorway access is within 5 miles, local amenities and popular primary schools are only a short drive away and buses for Bacup & Rawtenstall Grammar School are on the A680.

The property comprises: HALL with feature staircase and tall windows benefitting from the superb view; CLOAKROOM with storage cupboard; WC and washbasin; LOUNGE with substantial fireplace and gas stove effect fire plus door to REAR LOBBY with access to the garden and garage; DINING ROOM which is part open plan to the superb FAMILY DINING-KITCHEN with Aga (LPG), fitted units, integral fridge, freezer and dishwasher; UTILITY ROOM with fitted units. To the FIRST FLOOR, there is a galleried LANDING with feature arched window; spacious MASTER BEDROOM with beamed ceiling and good sized EN SUITE comprising large shower cubicle, WC and washbasin; BEDROOM 2 comprises a large room with vaulted ceiling, 4 skylights and doors to eaves storage on both sides and is itself accessed via BEDROOM 5 (ideal as dressing room/nursery etc); FAMILY BATHROOM comprising bath, WC and washbasin; BEDROOMS 3 & 4 both with EN SUITE SHOWER ROOMS. The INTEGRAL DOUBLE GARAGE has twin remote controlled doors and has access to the house. EXTERNALLY, there is a small enclosed paddock, formal garden and ample parking to the drive plus hardstanding for stables etc (present outbuildings not included).

Freehold; Council Tax band G; LPG central heating and Aga; uPVC double glazed; Bore hole water supply with filters.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424 **E:** sales@adamsons-estates.co.uk

W: www.adamsons-estates.co.uk

Viewing by appointment via agent on 01706 522424

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