



FINE & COUNTRY



- Stoneyhurst Farm, Haugh, Newhey, Rochdale
- 7 Bedroom, Detached Family Accommodation
- 3 Stables + Tack Room & Approx. 7 Acres In Total
- A Real Rural Idyll
- Excellent Presentation Throughout
- Fabulous Panoramic Views
- VIEWING BY APPOINTMENT ONLY
- Call Us On 01706531315 To View

Stoneyhurst Farm, Haugh, Rochdale, OL16 3SZ

This 7 bedroom, ample property is set in a rural idyll, with glorious valley views out from its wonderful setting. Offering comprehensive accommodation inside and out, the property includes 3 stables and a tack room, with approximately 7 acres of land and ample parking provision too, all located in a position which still offers access to the M62 within just a few minutes drive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Stoneyhurst Farm, Haugh, Newhey, is an excellent home providing great family accommodation, with plenty of living space that is rich in character, yet unusually well presented. With a fantastic Kitchen and beautiful modern Bathroom, the property is nicely decorated throughout and includes wood burners which go on to further enhance the sense of warmth and comfort on offer. Sitting at the end of the lane, the property also offers comparative privacy and seclusion, while still being within easy reach of nearby M62 motorway connections just a few minutes away.

Outside provision is also excellent, with 3 stables plus tack room, together with land amounting to approximately 7 acres , including patios, gardens, and driveway parking provision for numerous vehicles. Views from the property's beautiful setting are genuinely outstanding, with uninterrupted panoramic vistas to be enjoyed to the West in particular, meaning a chance to catch the sun setting on long summer evenings.

Internally, this property briefly comprises: Entrance Porch, Dining / Reception Room 1, Study, Lounge, Store, Hall, Downstairs Shower Room, Cloakroom, Downstairs WC, Dining / Reception Room 2, Snug and Kitchen. To the first floor, off the 1st Landing are Bedroom 1 with Fitted Furniture, Store, Family Bathroom, Bedroom 7 with Fitted Furniture, Inner Landing, Bedroom 6 with Fitted Furniture and Bedroom 4, second 1st floor Landing, Bedroom 2, Bedroom 3 with Fitted Furniture and Bedroom 5. Externally, facilities mentioned above and shown in our media gallery, are equally excellent.

Situated within just a few minutes of commuter routes and motorway connections, the property still enjoys fantastic surroundings away from the comparative hustle and bustle. Set amidst its own land and with further rural surroundings, the property offers the potential to escape from the norm and enjoy a slice of living off the beaten track. Please note: 4 wheel drive transport is recommended for best access to this property.

* 7 Bedroom Detached Family Accommodation * Well Presented Throughout, Excellent Kitchen & Beautiful Modern Bathroom * Stables, Land & Ample Parking Provision * Still Conveniently Within Minutes Of M62 Motorway Links



Porch 4'0" x 4'5"

Dining Room 14'4" x 14'1"

Study 10'4" x 12'6"

Lounge 23'2" x 20'7"

Store

Hall

Shower Room 8'2" x 2'9"

Cloakroom 8'3" x 5'9"

WC 5'6" x 2'5"

Dining Room 12'3" x 18'4"

Snug 12'2" x 9'5"

Kitchen 16'2" x 14'8"

Landing

Bedroom 1 16'2" x 14'10"

Store

Bedroom 7 8'5" x 12'8"

Bathroom

Inner Landing

Bedroom 6 12'9" x 13'9"

Bedroom 4 9'10" x 13'7"

Landing

Bedroom 2 20'6" x 10'8"

Bedroom 3 10'10" x 12'4"

Bedroom 5 11'9" x 8'4"

Agents Notes

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