



G/F BEDROOM



UTILITY ROOM



BREAKFAST KITCHEN



BEDROOM 1



DRESSING ROOM



BEDROOM 2



BEDROOM 3



BATHROOM



ENTRANCE



DRIVEWAY



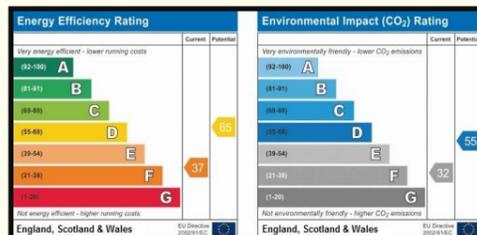
VEGETABLE GARDEN



REAR GARDEN



STABLES



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

## THE FARMHOUSE, LAND & STABLES, ARTHUR LANE, AINSWORTH,



- SEMI DETACHED FARMHOUSE
- DATES FROM CIRCA 1789
- PRIVATE ROAD ACCESS
- SEPARATE LAND & STABLES
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- LARGE KITCHEN DINER
- OUTSTANDING LIVING SPACE



### £435,000

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RARE OPPORTUNITY TO ACQUIRE this Semi Detached Farmhouse dating to around 1789 situated on a private road and set amongst a small cluster of other individual properties within a semi rural setting surrounded by countryside close to the centre of Ainsworth and Harwood. The property comes with separate land of around 0.75 of an acre which is divided into fields/grazing, a paddock with triple stable block and two vegetable gardens. The stables could be developed into a residential dwelling subject planning and building regulations. The main dwelling has a large driveway frontage which is gated and pillared at the entrance and gardens to the front, side and rear of the house. The versatile accommodation which is deceptively spacious offers period/character features combined with modern day fixtures and fittings and comprises in summary; STORM PORCH, LARGE CENTRAL HALLWAY WITH RECEPTION ROOMS TO EITHER SIDE, BEDROOM 4, UTILITY WITH SEPARATE SHOWER ROOM, SPACIOUS KITCHEN BREAKFAST ROOM, MORNING ROOM/STUDY AND 25FT WORKSHOP. THE FIRST FLOOR HAS A LANDING AND ENTRY TO THREE FURTHER DOUBLE BEDROOMS, DRESSING ROOM AND FAMILY BATHROOM. Viewing for the property is highly recommended in order to fully appreciate the setting, land and true size of the property.

#### **Directions BL2 5PR**

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Stone flagged floor, upvc double glazed door and windows, inbuilt storage cupboard. Glazed door to the hall.

**Entrance Hall** 26' 3" x 11' 10" (7.99m x 3.60m) Max measurements taken. L-shaped with staircase at the end of the hall, entry to reception rooms on either side, bedroom 4 and the utility room. Plate rack, coved ceiling, radiator.

**Lounge** 15' 8" x 13' 3" (4.77m x 4.04m) Exposed stone wall with fireplace recess for multi fuel black stove fire, upvc double glazed front elevation window, wall lights, beamed ceiling, radiator.

**Dining Room** 17' 0" x 13' 1" (5.18m x 3.98m) Upvc double glazed front elevation window, ceiling beams, ornamental fireplace to chimney breast, radiator, wall lights.

**Bedroom 4** 9' 6" x 7' 0" (2.89m x 2.13m) Upvc double glazed rear elevation window, radiator, beamed ceiling.

**Utility room** 9' 11" x 7' 10" (3.02m x 2.39m) Fitted pine wall cupboards, contrasting worktop, space and plumbed for appliances, upvc double glazed rear entrance door and window.

**Shower Room** 9' 10" x 3' 1" (3m x 0.94m) Step in shower with mounted electric shower, pedestal wash basin, wc, upvc double glazed side elevation window.

**Kitchen/Breakfast Room** 18' 7" x 13' 3" (5.66m x 4.04m) Large room with space for breakfast/dining table. Attractive range of wood grained wall and base cupboards/drawers and contrasting laminate worktops, pull out larder cupboards, island unit, inset single drainer sink with mixer tap, integrated 5 ring electric hob, double electric oven, cooker hood, integrated fridge. Complementary wall tiling, radiator, upvc double glazed rear elevation window, beamed ceiling.

**Morning Room/Study** 12' 0" x 8' 11" (3.65m x 2.72m) Upvc double glazed rear elevation window.

**Workshop** 25' 0" x 9' 4" (7.61m x 2.84m) Former garage housing the oil central heating boiler and with a upvc double glazed front elevation window and door.

**First Floor Landing** Upvc double glazed rear elevation window enjoying superb elevated countryside views.

**Master bedroom** 13' 2" x 13' 1" (4.01m x 3.98m) Upvc double glazed front and side elevation windows, radiator. Entry to Dressing room.

**Dressing Room** 12' 7" x 5' 0" (3.83m x 1.52m) Upvc double glazed rear elevation window, Curtained wardrobe with hanging rail and shelving, matching dressing table.

**Bedroom 2** 15' 9" x 13' 1" (4.80m x 3.98m) Fitted pine wardrobes extending to left hand wall, radiator, upvc double glazed rear elevation window.

**Bedroom 3** 11' 7" x 9' 7" (3.53m x 2.92m) Upvc double glazed rear elevation window enjoying views over the surrounding area, radiator, fitted wardrobe and cupboard.

**Family Bathroom** 13' 4" x 9' 3" (4.06m x 2.82m) Large family bathroom with suite comprising; jacuzzi style corner bath, corner fitted quadrant style enclosure shower with mounted electric shower, vanity unit wash basin and wc with enclosed cistern. Complementary tiling, radiator, additional chrome towel radiator, upvc double glazed rear elevation window.

**Gardens** Private access road leading from Arthur Lane the subject property situated on the right a short distance along with a gated/pillared entrance to a large driveway frontage with space for several cars, formal paved seating area and a range of hedgerow/trees screening the house from the road. Gated access to a side garden with workshop, ornamental pond with wooden bridge over, lawn and mature plants and trees. Gated access at the side to a paved area housing two greenhouses and two sheds, oil storage tank and further entrance gate with entry to the rear garden which is mostly bounded by dry stone walling and landscaped with paving and gravel areas, further greenhouse included. NB There is a public right of access across the rear garden.

**Separate land/Paddock/Stables** Land of around 0.75 of an acre including two fenced fields, paddock with detached triple stable block with power & water, two vegetable gardens and polytunnel greenhouse.

**Services** Mains electricity and water. Septic tank and oil central heating.

**Price** £435,000

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



**ENTRANCE HALL**



**LOUNGE**

**Please note: all viewings are by appointment only through our BURY Office**