





HOLME FOLD FARM

Escape the hustle and bustle of modern life and rediscover the restorative charms of the countryside at Holme Fold Farm, in Farnworth.

A home filled with rich history, that is of the land, Holme Fold Farm is a true character home, brimming with original features including centuries' old, exposed beams.

Dating back to 1830, this former farmhouse has so much potential; with spacious rooms, a studio annex and two independent cottages, its flexibility is limitless – from family home with ample guest accommodation to hotel, farm, smallholding, lifestyle business; the versatility of the buildings and 2.7 acres of land cannot be underestimated.

A WARM WELCOME

Pull through the bespoke iron gates and along a lengthy driveway, where there is ample parking for at least six cars, before making your way to the porch entrance, where a multifuel stove provides a buffer of warmth as you step indoors away from the elements.

To the right, make your way into the sitting room, where an incredible carved wood and redbrick original fireplace houses a gas fire. Currently used as a study, this cosy room features handsome exposed beams to the ceiling, with quality, hardwearing carpet underfoot. On windy days, shut the door to the world and feel the solidity of the thick stone walls, retaining warmth in winter and keeping a cool interior in the summer months.





WINE AND DINE

Opening up from the sitting room is the dining room, where a traditional look, real-flame gas fire adds rustic glow. Deep set windows frame views out over the courtyard whilst beams overhead – sourced from ancient ships – infuse this characterful room with olde worlde warmth.

Conveniently connected to the dining room, follow the easy flow of Holme Fold Farm through to the kitchen, where original flagstone flooring adds authentic farmhouse charm underfoot. Practical and robust, this flooring is perfectly in keeping with the country-style cabinetry that surrounds, providing plenty of storage.





TRADITIONAL TOUCHES

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Overhead, in the white painted beams, original meat hooks can still be spied. With plenty of space for freestanding appliances beneath the solid oak worktops, there is ample potential to update this kitchen, with scope to open it up to the studio apartment beyond, creating a modern open-plan dining-kitchen. Views extend over the cobblestone courtyard, filled with colour and planted with flowers, trees and shrubs.







FAMILY FRIENDLY

Ideal for family living, room leads on from room at Holme Fold Farm, with the kitchen conveniently connecting to the front lounge.

A superbly sized family room, modern spotlighting balances against the original beams inlaid within the ceiling above. Warmth fills the room from the stove, set within a handsome exposed redbrick surround, whilst views extend over the front garden.





BEDTIME BECKONS

Completing the loop of the home, ascend the stairs from the sitting room to arrive on the upstairs landing, where recently fitted pale grey carpets harmonise with the white walls for a calming feel.

On the left, discover bedroom four, a good-sized double bedroom offering incredible views over the front of the home, with fields unfurling as far as the eye can see. A sunny, south-facing room, catch the sunrise and sunsets from this bedroom, and spy deer roaming the dew-covered meadows.

Freshen up in the bathroom opposite, beautifully proportioned and furnished with a traditional clawfoot bathtub, shower, wash basin with traditional taps and WC. Resin flooring, impervious to water, is practical underfoot. Pale grey and white tones mingle with rustic black beams.







ROOM FOR ALL

Across the way, the largest bedroom awaits, bright and airy, and following the same soothing grey and white decorative motif as the preceding bedrooms. Furnished in traditional fashion, this bedroom is a true sanctuary.

Further along the landing, sneak a peek at the fitted storage, before arriving at bedroom two on the left, a room with ample storage and served by its own shower room ensuite.



Overlooking the courtyard to the rear, also furnished with a soothing shower room ensuite, is a fifth bedroom. Dressed in white and grey, each bedroom and bathroom has its own fresh, contemporary feel.

Coming out of here, turn left to arrive at bedroom three, another good size double framing views out over the courtyard, served by another shower room ensuite.





RENTAL POTENTIAL

With five bedrooms and so much space in the main home, consider the potential of the studio one-bedroom annex, one-bedroom cottage and two-bedroom cottage which also come with Holme Fold Farm; each furnished with bathroom, lounge and kitchen.

Ideal as overspill accommodation for large families, for Airbnb rental or even as self-contained business units, the potential is vast.



OUTDOOR LIVING





Outside, a coal shed and cycle shed provide plenty of storage (an old-fashioned door in the rear garden, once used for coal deliveries is a hint to the 1800s origins of the home).

Six areas of garden provide different pockets of privacy in which to relax, unwind and appreciate the peaceful rural setting of Holme Fold Farm. Perfect for children's games, a formally planted area accompanies a picnicking area with bench seating. Wildlife is in abundance, encouraged by mature trees and hedging, which also provide privacy and shelter.

Make your way to the 2.72-acre field, a sufficient size for two horses, and survey the sublime surroundings. Observe the 320-degree open country views, taking in the distinct beauty of six counties, including snow-capped moorlands and sunny meadows. Watch the new year fireworks beneath a blanket and with a flask of mulled wine.

Additional outbuildings include a barn currently used for storage and a large shipping container, used as a lock up.



OWNER QUOTE: "YOU COULD HAVE YOUR OWN SWIMMING POOL, GYM OR LLAMA FARM; ALL THE POTENTIAL IS THERE."

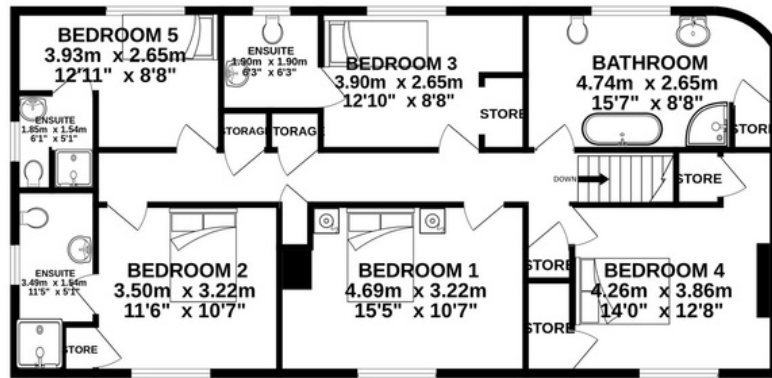


Score	Energy rating	Current	Potential
92+	A		124 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

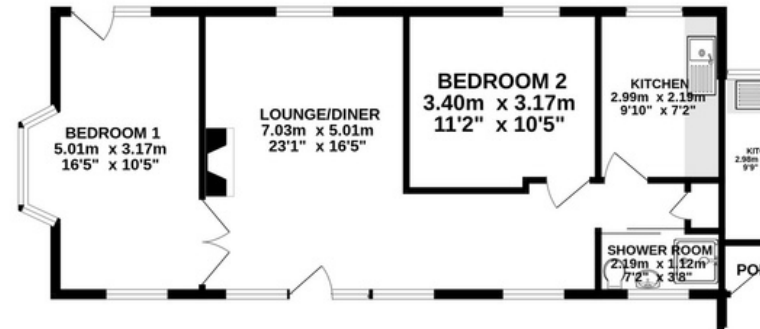
FINER DETAILS:

- CHARMING DETACHED FARMHOUSE WITH 360° COUNTRYSIDE VIEWS
- WITH 2.72-ACRE FIELD & SIX SEPARATE GARDEN AREAS
- TO THE MAIN HOUSE: FIVE BEDROOM/ THREE RECEPTION/ FOUR BATHROOMS
- ADDITIONAL ONE-BEDROOM STUDIO, ONE-BEDROOM COTTAGE AND TWO-BEDROOM COTTAGE; EACH FURNISHED WITH BATHROOM, LOUNGE AND KITCHEN.
- FLEXIBLE ACCOMMODATION IDEAL FOR LARGE FAMILIES, AIRBNB RENTAL OR SELF-CONTAINED BUSINESS UNITS
- PRIVATE GATED DRIVEWAY & PARKING FOR AT LEAST SIX CARS
- TOTAL FLOOR SPACE APPROX 2270 SQ. FT.
- EPC RATED: E
- TENURE: FREEHOLD
- MAINS GAS & ELECTRIC & WATER
- NO CHAIN

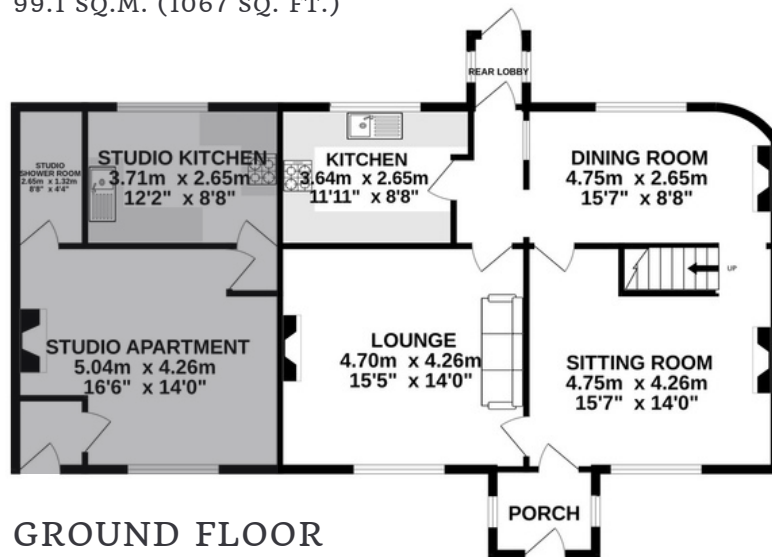




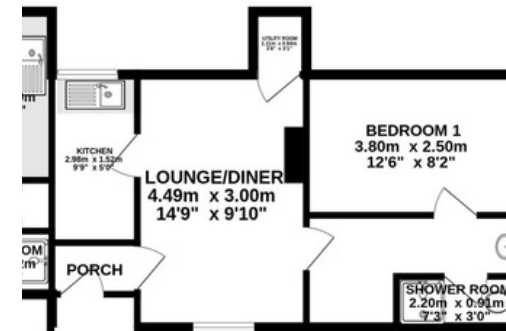
FIRSTFLOOR
99.1 SQ.M. (1067 SQ. FT.)



ANNEX COTTAGE 1



GROUND FLOOR & STUDIO
200.3 SQ.M. (2156 SQ. FT.)



ANNEX COTTAGE 2

APPROX TOTAL FLOOR AREA:
299.4 SQ.M. (3222 SQ. FT.)



ON YOUR DOORSTEP

Enjoy the peace and quiet of the countryside at Holme Fold Farm, surrounded by fields and where at night you can sit out and hear the bats flitting about, replaced by the piercing cries of buzzards in the daytime.

Rurality and refuge come replete with convenience and connectivity, with five supermarkets close by, the nearest only eight minutes away.

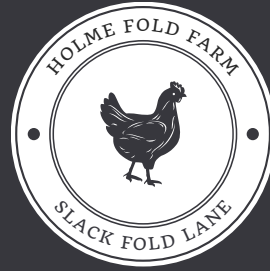
Dip into the hustle and bustle of the world with a trip to the cinema, only 15 minutes' drive from the door, whilst the Middlebrook Retail Park is just over ten minutes' drive away.

Families are well served by a plethora of local primary, state and secondary schools, whilst the independent Bolton School is also less than 15 minutes' drive away.

Commute with ease; the motorway junction is only five minutes from the door – though you'd never know it. The vast greenery of Great Lever and Farnworth Golf Club provides a buffer between Holme Fold Farm and the Royal Bolton Hospital – a mere five or so minutes' drive away.

OWNER QUOTE: “One minute you're in a semi-rural world; the next you can be in suburbia surrounded by modern life.”

For those who love character properties and are looking for the flexibility to build their own life around them, Holme Fold Farm is a versatile oasis of calm, wherein you can escape the inflexibility of modern life. Not just a home, it's a lifestyle; and it's ready for its next adventure.



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