



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ringlows Lane, Rochdale, OL12 9TH

£999,950

A SUPERB FAMILY HOME WITH A SWIMMING POOL, EQUESTRIAN FACILITIES AND AROUND FIVE ACRES OF LAND

This stunning, generous sized family home dating back to the 16th century, Sykes Farm oozes charm and character and is being proudly welcomed to the market. Situated in a spectacular rural location on the outskirts of Rochdale with beautiful countryside views surrounded by wildlife, yet close to local amenities. This beautiful property boasts an abundance of high quality fittings, around five acres of land, an indoor swimming pool complex, generous gardens and equestrian facilities. This property is not one to be missed!

View early to avoid disappointment! Contact our Rochdale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Ringlows Lane, Rochdale, OL12 9TH

£999,950



- Indoor Swimming Pool
- Around Five Acres Of Land
- EPC Rating TBC
- Off Road Parking

- Five Bedrooms
- Perfect Family Home
- Council Tax Band G

- Equestrian Facilities
- Countryside Views
- Freehold

The property comprises briefly; A welcoming entrance to the hallway which has doors providing access to the downstairs WC, cloakroom and to the main reception room. The main reception rooms boast a superb mezzanine staircase leading to the first floor and doors providing access to the downstairs bedroom and the inner hallway. The bedroom has a door providing access to a further bedroom which has an en suite shower room. The inner hallway has a door providing access to the utility room and to the dining room. The bright dining room has a doorway providing access to the superb kitchen. The kitchen is a bespoke Clive Christian fitted kitchen with a central island and a door providing access to the porch.

To the first floor there is a landing with doors leading to the superb office and to the inner landing. The inner landing has doors providing access to the three bedrooms and a three piece shower room. The main bedroom has a door providing access to a superb en-suite bathroom. The office is fitted with bespoke wood paneling, office storage and views across open countryside.

Externally, there is electric gated off road parking with a car port and access to beautiful landscaped gardens. Leading to the indoor swimming pool and to the equestrian facilities. The indoor swimming pool complex has changing rooms and access to the plant room. There is an olympic sized menage, four stables with the possibility to have six stables, a tack room and superb barn.

Dining Room

17'1 x 15'1 (5.21m x 4.60m)

Three UPVC double glazed windows, two central heating radiators, exposed beams, spotlights, fitted storage, gas stove with granite hearth and surround, and a decorative mantel, tiled flooring, door to kitchen.

Kitchen

17'6 x 11'7 (5.33m x 3.53m)

Three UPVC double glazed windows, central heating radiator, a bespoke Clive Christian fitted kitchen with a range of paneled in-frame wall and base units with granite work surfaces and matching island with solid wooden work surfaces. Leisure range cooker with a five ring gas hob and warming plate, extractor hood and tiled splashbacks, inset stainless steel sink with integrated draining ridges and mixer taps, ceramic Belfast sink with integrated draining ridges and mixer taps, integrated dishwasher, space for American style Fridge Freezer, spotlights, beams, tiled flooring, door to porch.

Porch

5' x 4'10 (1.52m x 1.47m)

UPVC double glazed windows, tiled flooring, door to kitchen.

Downstairs Bedroom

13' x 11'11 (3.96m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes, Karndene flooring and door to walk-in-wardrobe.

Walk in Wardrobe

11'11 x 11'9 to widest point (3.63m x 3.58m to widest point)

UPVC double glazed window, central heating radiator, spotlights, Karndene flooring, fitted wardrobes, door to ensuite.

Ensuite

9'2 x 4'5 (2.79m x 1.35m)

UPVC double glazed frosted window, central heating towel radiator, three-piece suite comprising a dual flush WC, wall mounted wash basin with mixer taps, walk in direct feed shower with fully tiled elevations, spotlights, tiled flooring.

First Floor

Landing

An impressive galleryed landing overlooking to reception room with doors leading to an office and further landing.

Office

16'11 x 12'2 (5.16m x 3.71m)

UPVC double glazed window, two central heating radiators, a bespoke Clive Christian fitted office suite with electric log burning effect fire with granite hearth, mantel and surround, spotlights, vaulted ceiling.

Further Landing

Two UPVC double glazed windows, two central heating radiators, spotlights, wooden effect flooring, doors to three bedrooms and family bathroom.

Bathroom

8'8 x 5'4 (2.64m x 1.63m)

UPVC double glazed frosted window, central heating towel radiator, three piece suite comprising low basin WC, pedestal wash basin with traditional taps, walk in direct feed shower, fully tiled elevations, tiled flooring.

Bedroom One

15'3 x 11'10 plus wardrobes (4.65m x 3.61m plus wardrobes)

UPVC double glazed window, central heating radiator, ceiling fan, spotlights, fitted wardrobes, door to ensuite.

Ensuite

11'1 x 7'5 (3.38m x 2.26m)

UPVC double glazed frosted window, central heating towel radiator, four piece suite comprising a low basin WC, vanity top wash basin with mixer taps, corner bath with mixer taps, single direct feed shower enclosure, fully tiled elevations, spotlights, tiled flooring.

Bedroom Two

13'5 x 7'10 (4.09m x 2.39m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes.

Pool House

41'9 x 28'8 to widest point (12.73m x 8.74m to widest point)

A spacious detached pool house containing a 8m x 4m heated pool with surrounding windows and tiled flooring, vaulted ceiling with beams and feature in-pool lighting. There is a door leading to a conservatory/changing room to the rear, and an adjoining plant room.

Conservatory / Changing Room

22'11 x 11'8 to widest point (6.99m x 3.56m to widest point)

UPVC double glazed windows with a pitched polycarbonate roof, tiled flooring, electric shower feed, partially tiled elevations.

External

The plot is approximately 5 acres set within approximately 8 acres of rolling countryside. There are extensive gardens and gated off-road parking for numerous vehicles with a detached garage/workshop. There is an Olympic sized menage and four 10 x 12 stables and a large detached barn.

