



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		68	
(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	

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## Highgate Lane, Rochdale, OL12 0TS

### £1,150,000

A SUPERB EQUESTRIAN HOME AND FACILITIES IN AN IDYLIC LOCATION

Nestled in the picturesque Highgate Lane of Rochdale, this stunning property offers a truly unique opportunity. Boasting four reception rooms, six bedrooms, and four bathrooms, this house is currently configured as two three-bedroom homes but can easily be transformed into a grand six-bedroom residence or kept in the current arrangement to present a possible rental opportunity.

Situated on approximately 10 acres of land enveloped by breathtaking countryside views, this property is a haven for nature lovers. The equestrian facilities, including a 20x40 Arena and up to 11 stables, make it a dream for horse enthusiasts.

Step inside to discover spacious interiors adorned with chic country-style décor that perfectly complements the rural surroundings and traditional features. The bedrooms are generously sized, offering a comfortable and cosy retreat for all residents.

As you approach the property, a private driveway welcomes you, providing ample off-road parking for you and your guests. This residence truly offers a blend of tranquility, elegance, and rural charm.

Don't miss the chance to own this exceptional property that promises a lifestyle of luxury and serenity amidst the beauty of the countryside. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Highgate Lane, Rochdale, OL12 0TS

£1,150,000



■ Exceptional Equestrian Property

■ Potential For 11 Stables

■ Freehold

■ Six Double Bedrooms

■ Breathtaking Open Views

■ Council Tax Band G

■ Approx. 10 Acres Of Land Including 20x40 Arena

■ Ample Off Road Parking

■ EPC Rating: D

## Hindle Pastures

### Ground Floor

#### Entrance Porch

5'10 x 4'5 (1.78m x 1.35m)

UPVC double glazed entrance door, tiled flooring and doors to WC and kitchen.

#### WC

4'9 x 4'7 (1.45m x 1.40m)

Hardwood double glazed window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations and tiled flooring.

#### Kitchen

22'3 x 12'4 (6.78m x 3.76m)

Three UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with granite surfaces, Aga cooker with two plate hob, freestanding Zanussi oven with four ring induction hob, Belfast sink with draining ridges and mixer tap, plumbing for washing machine, space for fridge, spotlights, tiled flooring, doors to reception room two, utility room and open to the conservatory.

#### Conservatory

13'6 x 11'3 (4.11m x 3.43m)

UPVC double glazed windows, central heating radiator, exposed stone elevations, flagged flooring, solid roof and UPVC double glazed French doors to the rear.

#### Utility Room

11'11 x 7'9 (3.63m x 2.36m)

UPVC double glazed window, central heating radiator, range of base units with granite surfaces, plumbing for washing machine, space for dryer, tiled flooring and door to the lean to.

#### Lean To/Storage Room

25'10 x 9'10 (7.87m x 3.00m)

Light and power.

#### Reception Room Two

17'7 x 12'3 (5.36m x 3.73m)

UPVC double glazed window, central heating radiator, exposed beams, flagged flooring, stairs to the first floor and open to reception room one.

#### Reception Room One

17'3 x 15'5 (5.26m x 4.70m)

Two UPVC double glazed windows, two central heating radiators, exposed beams, flagged flooring, cast iron log burning stove with stone surround and UPVC double glazed door to the rear.

### First Floor

#### Landing

Central heating radiator and doors to three bedrooms and bathroom.

#### Bedroom One

17'2 x 13'6 (5.23m x 4.11m)

UPVC double glazed window, central heating radiator and door to the en suite.

#### En Suite

9'5 x 4'10 (2.87m x 1.47m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, walk in direct feed shower unit, part PVC panelled elevations, part tiled elevations and wood effect flooring.

#### Bedroom Two

14'1 x 12'4 (4.29m x 3.76m)

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

#### Bedroom Three

15'4 x 9'3 (4.67m x 2.82m)

UPVC double glazed window, central heating radiator, exposed beams, wood effect flooring and eaves storage.

#### Bathroom

11'10 x 9'1 (3.61m x 2.77m)

Two UPVC double glazed windows, central heating radiator, WC, pedestal wash basin, freestanding roll top bath, direct feed shower unit, boiler and wood flooring.

### Hindle Barn

#### Reception Room One

21'11 x 11'2 (6.68m x 3.40m)

Hardwood double glazed entrance door, three central heating radiators, flagged flooring, wall mounted electric fire with granite surround, spiral staircase to the first floor and doors to kitchen and reception room two.

#### Kitchen

14'4 x 11'9 (4.37m x 3.58m)

Hardwood single glazed window, central heating radiator, central heating towel rail, range of high gloss wall and base units with laminate surfaces, oven with four ring electric hob, stainless steel sink with drainer and mixer tap, space for fridge freezer, plumbing for dishwasher, pantry cupboard, tiled flooring and door to the rear.

#### Reception Room Two

14'10 x 9'4 (4.52m x 2.84m)

Central heating radiator, spotlights, UPVC double glazed door to the rear and door to the utility.

#### Utility Room

10'4 x 5'10 (3.15m x 1.78m)

Central heating radiator, laminate worktop, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, wood effect flooring and door to the shower room.

#### Shower Room

6'6 x 3'10 (1.98m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, direct feed shower unit, PVC panelled elevations, extractor fan and wood effect flooring.

### First Floor

#### Landing

Galleried landing with exposed beams, central heating radiator and doors to three bedrooms, bathroom and further landing.

#### Bedroom One

12'5 x 11' (3.78m x 3.35m)

Hardwood double glazed window, central heating radiator, exposed beams and door to the en suite.

#### En Suite

8'10 x 3'3 (2.69m x 0.99m)

Central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part PVC panelled elevations, extractor fan, spotlights and vinyl flooring.

#### Bedroom Two

15'8 x 11'1 (4.78m x 3.38m)

Central heating radiator, vaulted ceiling, exposed beams, Velux window, hardwood door to the Juliet balcony and door to bedroom three.

#### Bedroom Three

12'5 x 6'6 (3.78m x 1.98m)

Hardwood double glazed circular window, Velux window, central heating radiator and pedestal wash basin.

#### Bathroom

10'11 x 5'8 (3.33m x 1.73m)

Central heating towel rail, low basin WC, pedestal wash basin, panelled bath, corner direct feed shower unit, part PVC panelled elevations, extractor fan and wood effect flooring.

#### Further Landing

Doors to sauna and storage room.

#### Sauna

6'1 x 4'4 (1.85m x 1.32m)

Traditional Swedish sauna.

#### Storage Room

13'10 x 12'2 (4.22m x 3.71m)

Housing the boiler.

### External

The property sits within approx. 10 acres of land including an arena (40' x 20'). The land is split into numerous fields and paddocks, there is a small lake/pond, a barn with stables and an additional outbuilding which is currently used as extra storage but could potentially house extra stables. There is ample off road parking available on the front car park and additional parking on the rear courtyard.



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