



**Knott Booth Farm**  
**Broad Lane, Rochdale OL16 4QJ**  
**Asking Price £1,150,000**



**ADAMSONS BARTON KENDAL** are privileged to market this outstanding Grade II Listed Farmhouse with exceptional equestrian facilities in a truly wonderful location, enjoying far reaching views over open countryside, Manchester and beyond.

This 3 bedroomed detached farmhouse oozes charm and character throughout and there is the potential to extend into the adjacent barn, subject to appropriate building regulation, listed building consent and planning approval). The property is set in 23 acres of well fenced grazing land and has a wonderful garden with decked patio area and hot tub. There is a flood-lit Manege, garage, workshop with with three phase electricity, industrial workshop with three phase electricity, electric car charging point, hay store and 16 stables, together with an out-building suitable for kennels/storage. The units and stables could be rented to generate an income or alternatively, a family could enjoy the privacy of this quite fabulous property.

Early viewing comes highly recommended to appreciate the extent and opportunities this property has to offer

**THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

**The Farmhouse - Ground Floor**

DINING ROOM - 6.0 x 3.7 metres reducing to 2.6 metres  
Character beamed ceiling, feature stone walls

LOUNGE - 5.3 x 4.7 metres  
Multi-fuel stove powering the central heating, character beamed ceiling, feature stone walls

OFFICE / BEDROOM FOUR - 4.1 x 2.9 metres  
Feature stone walls

Front SUN LOUNGE - 2.5 x 2.3 metres  
Patio doors to the front, enjoying the stunning views

KITCHEN - 4.6 x 2.6 metres  
1 ½ bowl sink unit, range of wall and base units with complementary work surfaces and central work station, tiled walls, stunning panoramic views over open countryside and beyond



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## **The Farmhouse - First Floor**

### LANDING

BEDROOM ONE - 3.5 x 3.2 metres

A range of fitted wardrobes

BEDROOM TWO - 3.2 x 3.6 metres

A range of fitted wardrobes

BEDROOM THREE - 3.1 x 2.6 metres

A range of fitted wardrobes

BATHROOM - 2.4 x 1.8 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc, tiled walls, heated towel rail

### **Externally**

The property is accessed through electrically operated private gates with ample off street parking for numerous vehicles. There is also the benefit of an electric car charging point.

The property is set within 23 acres of well fenced grazing land with post and rail and tornado fencing

### **Attached Barn**

10.0 x 7.0 metres (approximately)

Currently occupied by 4 pony stables with storage above. Suitable for conversion, subject to building regulation planning and listed building consent.

### **Attached Garage**

5.6 x 5.8 metres



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## **Workshop**

4.9 x 5.9 metres - three phase electricity

## **Industrial Workshop**

9.1 x 7.5 metres

Three phase electricity, remote control operated up-and-over door, compressor

## **Hay Store**

5.9 x 5.2 metres

## **Stables**

5 external wooden stables plus 3 stables adjacent to the garage block. 8 internal stables (3 of which are pony stables). Total of 16 stables.

## **Manege**

50 x 25 metres (approximately) - flood-lit

## **Outbuilding**

12.5 x 6.0 metres - suitable for kennels / storage

## **Services**

The central heating is oil fired, complemented by the multi-fuel stove. There is a septic tank and spring water which has a purification certificate.

## **Other Information**

We understand that the property is Freehold with the grazing land being Leasehold

Council Tax Band E



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



ADAMSONS  
BARTON  
KENDAL



Total area: approx. 247.7 sq. metres (2666.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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