



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: rrest 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 of 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

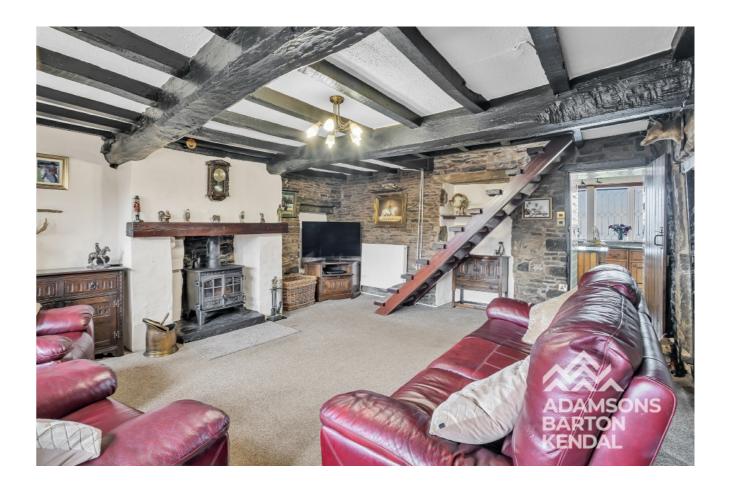
KITCHEN - 4.6 x 2.6 metres

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



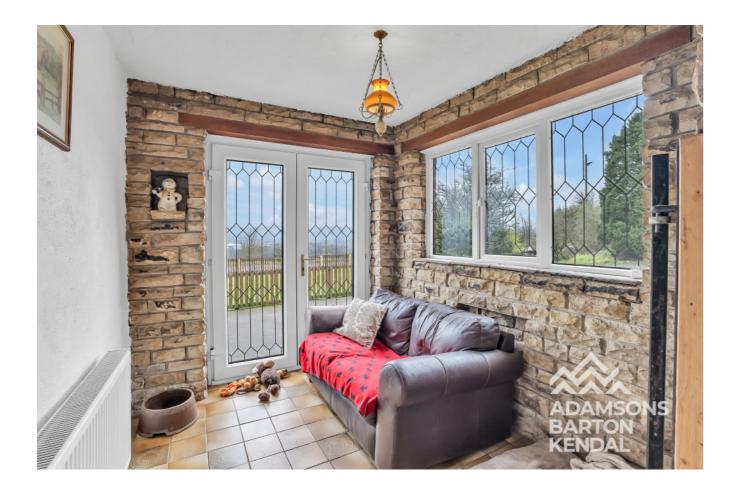


















The Farmhouse - First Floor

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.

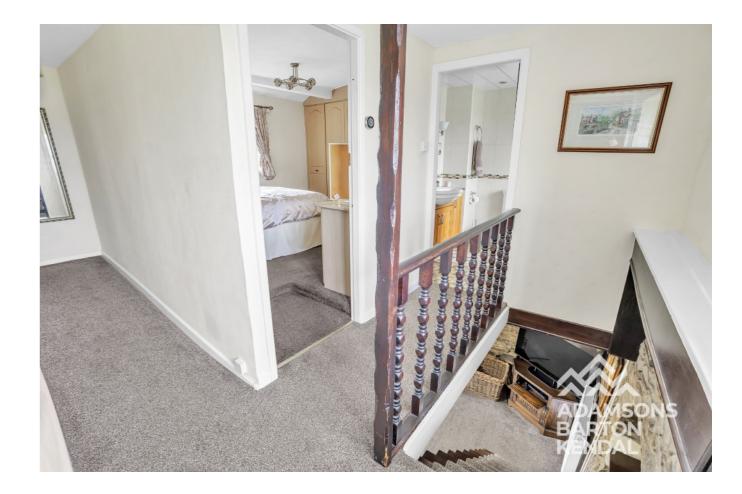
The property is set within 23 acres of well fenced grazing land with post and rail and tornado fencing

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.

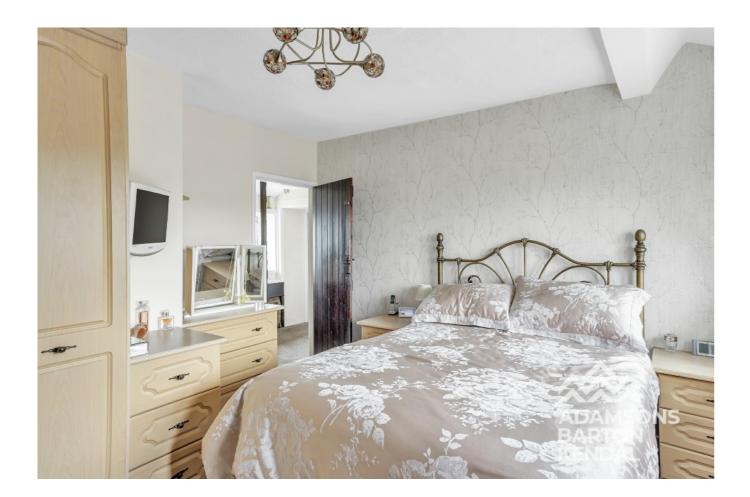
Attached Garage

5.6 x 5.8 metres

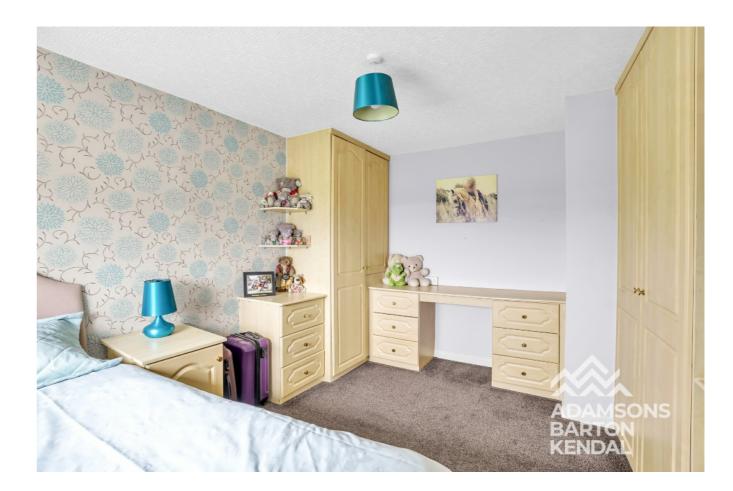
















Workshop

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







VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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