



**Brown Hill Farm**  
**Woodhouse Lane, Norden OL12 7TB**  
**Asking Price £1,200,000**



ADAMSONS BARTON KENDAL are privileged to market this outstanding, truly unique 4 bedroomed detached character property, set in 2.2 acres of wonderfully designed landscaped gardens with a range of mature woodland areas, rockeries, bridges, streams and ponds. The farmhouse itself is immaculately presented with many original features including character beamed ceilings and fireplaces and provides extensive family accommodation with 3 reception rooms, a conservatory and a modern fitted kitchen and utility at ground floor level and 4 spacious bedrooms and 2 bathrooms at first floor level. The property is located in a rural location enjoying far reaching panoramic views over Manchester and beyond, close to Greenbooth Reservoir with stunning countryside walks on your doorstep and is located only 1 mile from Norden Village, with all the usual local amenities available nearby.

**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).

**Ground Floor**

**CENTRAL ENTRANCE PORCH**

Tiled floor, double doors through to the dining room

**DINING ROOM - 6.1 x 5.5 metres (average)**

A stunning central reception room with character beamed ceiling and a wonderful feature stone fireplace, steps leading to a large storage cupboard

**LOUNGE - 5.1 x 4.9 metres**

A wonderful, spacious main reception room with feature stone fireplace, character beamed ceiling, feature stone walls, bay window enjoying a wonderful outlook over the gardens to the front, staircase leading to Master Bedroom, open to :

**STUDY AREA - 3.4 x 2.5 metres**

Double glazed French doors leading through to the conservatory



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### CONSERVATORY - 4.6 x 3.5 metres

A spacious conservatory with breathtaking views over the surrounding grounds

### INNER HALLWAY

Spindle staircase to the first floor

### SECOND LOUNGE - 4.6 x 4.6 metres (average)

A warm, cozy reception room with feature stone fireplace housing a wood burner, character beamed ceiling, feature stone walls

### KITCHEN - 4.7 x 3.5 metres

1 ½ bowl sink unit, range of modern wall and base units with complementary Granite worktops, built in double oven, 5 ring halogen hob, microwave, integrated 'American style' fridge/freezer, dishwasher and wine cooler

### UTILITY ROOM - 2.4 x 1.8 metres

Tiled floor, range of wall and base units with plumbing for washing machine and dryer

### SIDE VESTIBULE - 2.5 x 2.5 metres

Laminate flooring, cloaks cupboard





## **Second Floor**

**MASTER BEDROOM - 4.7 x 7.8 metres (incorporating en-suite and dressing room)**  
(Accessed via private staircase from main lounge)

A wonderful, spacious main bedroom with stunning dual aspect views over the surrounding countryside, character beamed ceiling

### **EN-SUITE BATHROOM**

Panelled bath with shower above, pedestal wash hand basin, low level wc, part tiled walls

### **DRESSING ROOM**

Airing cupboard

### **LANDING**

(Accessed off central staircase)

Velux roof light

### **GUEST BEDROOM - 6.5 x 5.4 metres (average)**

A spacious second bedroom with character beamed ceiling, Velux roof light, minstrel balcony over the entrance porch, storage area of 2.1 x 1.2 metres

### **BEDROOM THREE - 4.8 x 4.8 metres**

A third, spacious double bedroom with dual aspect windows enjoying the wonderful views over open countryside (utilised as an office at present)

### **BEDROOM FOUR - 3.6 x 2.4 metres**

A single bedroom with stunning dual aspect windows

### **FAMILY BATHROOM - 2.4 x 2.5 metres**

Panelled bath with shower above, vanity wash hand basin, low level wc, heated towel rail, airing cupboard







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### **Externally**

The property is accessed via a private driveway with remote controlled gates, off Woodhouse Lane, approximately 1 mile from Norden Village. There is a cobbled driveway providing ample off street parking, leading to a **DOUBLE GARAGE** with remote control operated doors. There is an attached **TOOL SHED** and a **STABLE BLOCK** which could house 2 horses and the property is set in 2.2 acres of phenomenal manicured, landscaped private gardens with surrounding woodland, rockeries, bridges, flower beds, patios, ponds and streams, all of which must be viewed to be truly appreciated

### **Services**

- Mains Electric
- Septic tank for the mains drainage
- There is a private water supply from a well which has a purification certificate
- Heating - Calor Gas

### **Other Information**

We understand that the property is held **FREEHOLD**, free from any encumbrances.

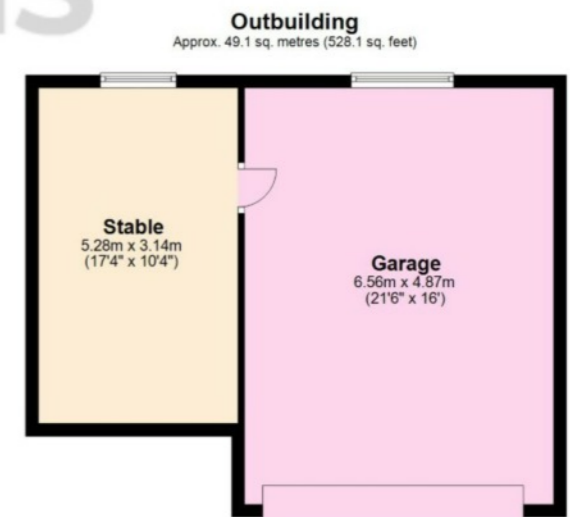
We understand the property is assessed in **COUNCIL TAX BAND G**

Energy Performance Certificate - F30

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 338.4 sq. metres (3642.5 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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