



Gelder Clough Farm
Bamford, Rochdale OL10 4BD
Offers invited in the region of £950,000

ADAMSONS BARTON KENDAL are thrilled to offer this unique opportunity to purchase an immaculately presented 17th Century Farmhouse which seamlessly combines character and charm with modern features. Set in almost one acre of landscaped grounds in the stunning countryside of Ashworth Valley, the farmhouse maintains close links to Rochdale and Bury Town Centres along with a wealth of amenities including the popular "Bird at Birtle" Gastropub, and St Michael's C of E Primary School, which has recently maintained its excellent OFSTED rating.

The property itself boasts almost 3,000 square feet of exceptional living space with high quality fixtures and fittings throughout. Two large reception rooms each pack an abundance of character, whilst the well equipped kitchen diner, with additional space is hugely impressive with its vaulted ceiling and quirky features such as a lovely window seat and a feature fireplace with log burning stove. The ground floor is complete with a welcoming entrance hall, large utility, guest WC, rear porch and an additional area currently utilised as a snug but with stairway access to the first floor accommodation.

At first floor level, there is an impressive master bedroom with stunning views and a modern three piece en-suite. At the opposing end of a spacious landing with study area, are two further double bedrooms currently opened up to create a dressing area, and a family bathroom. Bedroom four currently houses a single bed but boasts fitted wardrobes and cupboard space. With the installation of an additional partition wall, the property could be transformed into a five bedroom property.

Remote control gated access up a private lane leads to the property which is surrounded on all sides with well maintained grounds and patio areas as well as a detached double garage.

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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

Entrance Hall - 3.77m x 1.95m (12'4" x 6'5")

Light, airy and spacious hallway with uPVC double glazed door, tiled flooring.

Kitchen Diner / Living Space - 9.39m x 4.04m (30'9" x 13'3")

Country style kitchen comprising a range of wall and base units as well as a central island with granite worktops. Well equipped with a range of integrated appliances and additional features including a wine rack. The dining and living space boasts an imposing stone fireplace with log burning stove and a lovely window seat to take in the wonderful views, tiled flooring, a vaulted ceiling and triple aspect windows.

Sitting Room - 5.12m x 5.07m (16'9" x 16'8")

Second sizeable reception with feature stone fireplace and log burner, access to rear porch, dual aspect windows.

Lounge - 4.76m x 5.53m (15'7" x 18'2")

Spacious reception with original oak beams, feature fireplace with gas log effect fire, triple aspect uPVC windows. Beamed ceiling. Carpeted.

Snug - 3.22m x 5.53m (10'7" x 18'2")

Additional reception area accessed from hallway with stairs access to the first floor accommodation - stone fire surround, tiled flooring with raised carpeted area surrounded by balustrade.

Utility Room - 3.59m x 2.41m (11'9" x 7'11")

Large utility comprising wall and base units with complementary work surfaces, inset single sink unit with mixer tap, plumbing in situ for an automatic washing machine.

Guest WC - 1.83m x 1.39m (6' x 4'7")

Two piece suite with low level WC and wash hand basin. Fully tiled walls and floor.





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First Floor

Master Bedroom - 4.72m x 5.53m (15'6" x 18'2")

Large master suite with double aspect and stunning views, fitted wardrobes and carpeted throughout.

En-Suite - 1.79m x 3.18m (5'10" x 10'5")

Three piece suite comprising low level WC, wash hand basin and corner bath with overhead shower.

Bedroom Two - 2.74m x 4.15m (9' x 13'7")

Double bedroom with views.

Bedroom Three - 2.28m x 4.15m (7'6" x 13'7")

Double bedroom with views, currently opened up and utilised as dressing area.

Bedroom Four - 2.14m x 4.15m (7' x 13'7")

Single bedroom with views, fitted wardrobe and cupboard space.

Study / Office Area - 3.65m x 3.19m (12' x 10'6")

Open plan study area, which could be utilised as a fifth bedroom with a partition from the landing space.

Family Bathroom - 2.28m x 3.19m (7'6" x 10'6")

Three piece suite comprising low level WC, wash hand basin and bath with handheld shower head.





Externally

The property is accessed up a private lane off Ashworth Road with remote controlled gated access providing security. The property boasts a detached double garage with electric up and over door, internal shelving and uPVC double glazed windows allowing for a variety of uses along with general storage. The property sits on a substantial plot of around 0.9 acres with some truly stunning panoramic views above the tree line from its elevated position. Well manicured grounds surround the property to all sides, along with some enviable outdoor entertainment areas including a south west facing patio with covered hot tub area; perfect for those summer BBQs! A pathway leads down to Ashworth Road, and provides discreet bin storage.

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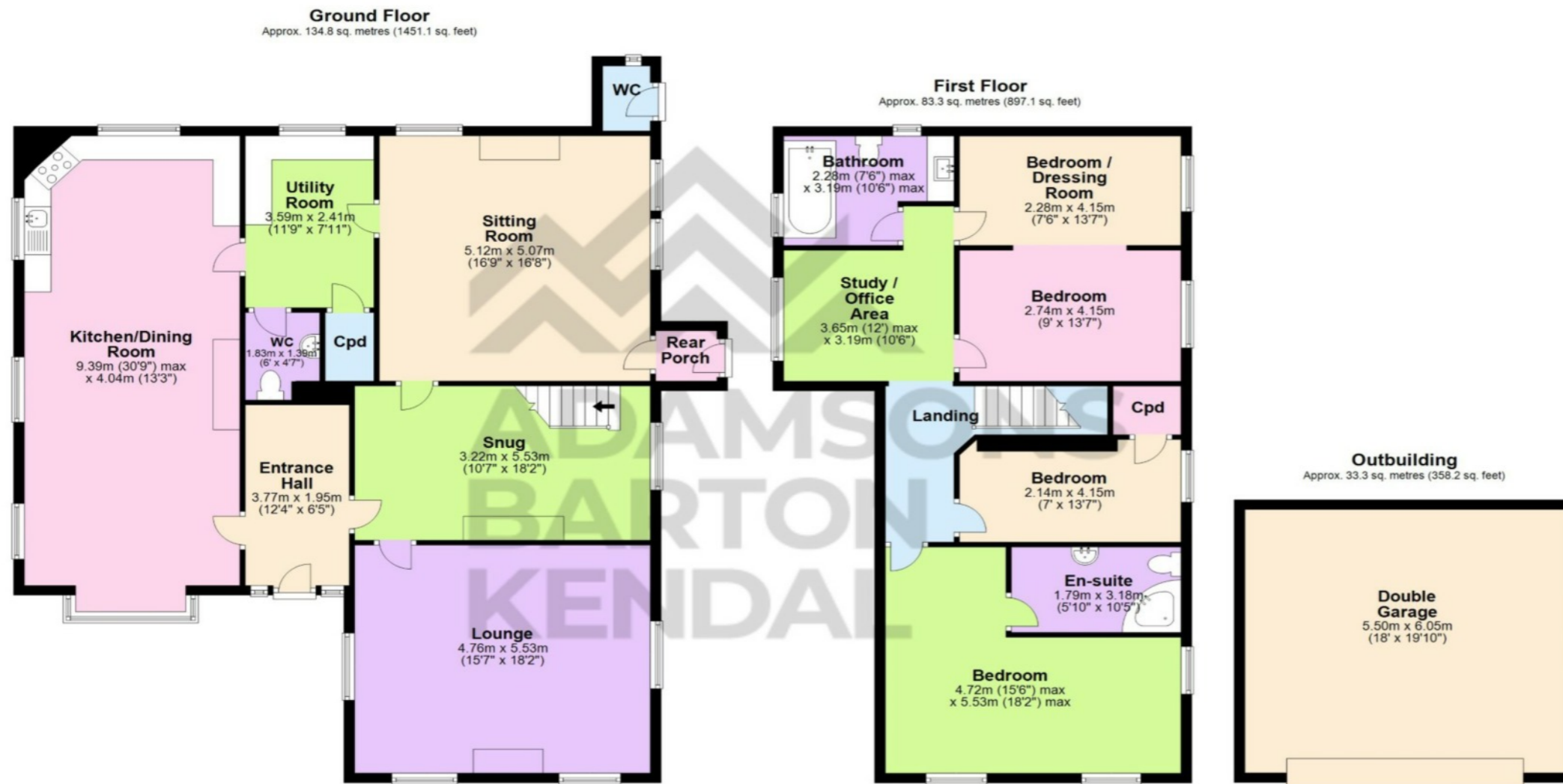
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - E39

Council Tax Band F

Tenure - TBC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Total area: approx. 251.4 sq. metres (2706.4 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.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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