



## Roadside Farm, Astley Moss, Astley M29 7LY

**Offers Over  
£1,000,000**

*The epitome of style and contemporary living, and surrounded by beautiful scenic views, Roadside Farm occupies a substantial plot in the highly sought after area of Astley Moss. On approach to the front of the property the floor-to ceiling feature window really sets the tone for what awaits. On entering, an impressive hallway with mezzanine level, polished wood flooring and solid oak staircase gives a calming and natural welcome. Progressing through to the rear of the property, a spacious and bright open plan kitchen, dining and family area provides an impressive and inviting hub of the home, an ideal space in which to congregate with family and friends. The space is flooded with natural light from the unique open corner bi-fold doors, a further set of bi-fold doors and skylights. This superb space is finished to the highest of standards and boasts Corian worktops, breakfast bar, integrated NEFF appliances, two ovens, coffee machine, warming drawer, bar area with two coolers, soft close larder units and under floor heating. Two sets of bifold doors open onto the spacious decked area with views to the garden and the surrounding fields. Off the hallway there is a handy utility room with work surface, units and modern barn door to a large field to the side. Further rooms to the ground floor include a spacious and well finished lounge, a generous downstairs bedroom with en-suite shower room, a great sized reception room, ideal for use as a snug, office or hobby room and guest wc. To the first floor, all four of the great sized bedrooms have en-suite bathrooms. The master bedroom benefits from a balcony with rural views, great to enjoy a peaceful morning coffee. A stylish walk in wardrobe and en-suite bathroom with stand-alone bath, large monsoon shower and vanity unit complete the fantastic space. The second first floor bedroom also has walk in wardrobe and en-suite with stand-alone bath and separate shower. Bedrooms three and four, also both a great size, have fitted wardrobes and en-suite bathrooms, en-suite four with both bath and shower. The property is warm and cosy with under floor heating servicing the hallway, utility room, lounge, kitchen/ family room snug/office and downstairs bedroom. Externally there is a generous amount of parking space to the front of the property. To the rear, there is a spacious garden with large decked area, summer house with lighting and power and lawn area with astro turf. In addition, the property offers great business potential as it has two large, fully fitted outbuildings which house eleven dog kennels in total. There is also a separate unit which is set up as a dog grooming parlour. This is currently licensed as a dog boarding business. A further 2.5 acres of land offers the buyer much potential.*

- BEAUTIFUL SCENIC VIEWS
- SUBSTANTIAL PLOT
- 2.5 ACRES OF LAND
- HIGHLY SOUGHT AFTER AREA
- MEZZANINE LEVEL
- BEAUTIFUL KITCHEN/FAMILY ROOM

### **Hallway**

34' 9" x 9' 9" (10.596m x 2.966m) Aluminum double glazed front door, spotlights, under floor heating, side panel windows double glazed, engineered wooden flooring.

### **Lounge**

18' 4" x 13' 3" (5.578m x 4.034m) Solid oak, ceiling light point x 2, underfloor heating flooring, 2 x UPVC double glazed windows to front, engineered wooden flooring, tiled feature wall.

### **Kitchen/Family/Dining Room**

25' 9" x 23' 11" (7.848m x 7.300m) 2 x UPVC double glazed bifold doors to rear and side, spotlights, ceiling light point, underfloor heating, 1 x UPVC double glazed side window, 4 x Velux windows, laminate flooring, wall base and drawer units with larders with soft closing doors, 2 x NEFF ovens, integrated NEFF coffee machine, NEFF microwave, warming drawer, Quooker hot water tap, bar area with 2 x coolers, pantry storage, integrated dishwasher, space for double fridge and freezer, Corian work surfaces, sink unit with drainer and mixer tap, ceramic hob island, breakfast bar, Integral blinds to doors, extractor fan on island, kitchen island pop up power sockets, lounge and dining space.

### **Snug/Office**

11' 8" x 13' 3" (3.567m x 4.032m) Ceiling light point, under floor heating, 2 x UPVC double glazed window to side, engineered wooden flooring.

### **WC**

Spotlights, heated towel rail, extractor fan, laminate flooring, basin, WC.

### **Downstairs Bedroom 5**

13' 6" x 13' 3" (4.110m x 4.026m) Solid oak door, ceiling light points, under floor heating, 2 x UPVC double glazed windows to front, engineered wooden flooring.

### **Ensuite to Bedroom 5**

Spotlights, wall mounted radiator, WC, basin, corner shower, part tiled, tiled flooring, vanity unit.





### **Stairs/Landing**

Spotlights, 2 x ceiling light point, wall mounted radiator, x 2 (view from mezzanine) engineered wooden flooring, solid oak staircase.

### **Bedroom 1**

18' 10" x 13' 4" (5.738m x 4.057m) Ceiling light point, spotlights, wall mounted radiator x 2, Velux window, engineered wooden flooring, walk in wardrobe, balcony.



### **Ensuite to Bedroom 1**

Spotlights, heated towel rail, Velux window, tiled flooring, Wc, his and hers basin, shower with waterfall shower head, tiled walls, freestanding bath.

### **Bedroom Two**

22' 2" x 13' 3" (6.760m x 4.044m) 2 x ceiling light point, spotlights, wall mounted radiator, UPVC double glazed window to side, Velux window, engineered flooring, walk in wardrobe.



### **Bedroom 2 Ensuite**

Spotlights, WC, shower, Velux window, basin, freestanding bath, tiled flooring, heated towel rail.

### **Bedroom 3**

19' 0" x 11' 11" (5.787m x 3.620m) Spotlights, wall mounted radiator x 2, Velux window, engineered wooden flooring, fitted wardrobes.



### **Bedroom 3 Ensuite**

Spotlights, heated towel rail, tiled flooring, UPVC double glazed window to rear, basin, WC, corner shower.

### **Bedroom 4**

18' 2" x 11' 10" (5.537m x 3.613m) Spotlights, wall mounted radiator x 2, Velux window, engineered wooden flooring, fitted wardrobes.



### **Bedroom 4 Ensuite**

Spotlights, heated towel rail, UPVC double glazed window to rear, WC, basin, bath, corner shower, tiled flooring.







## Energy performance certificate (EPC)

Roadside Farm  
Astley Moss  
Astley  
MANCHESTER  
M29 7LY

Energy rating  
**D**

Valid until: 21 August 2034

Certificate number: 0360-2829-2480-2224-8181

Property type

Detached house

Total floor area

313 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

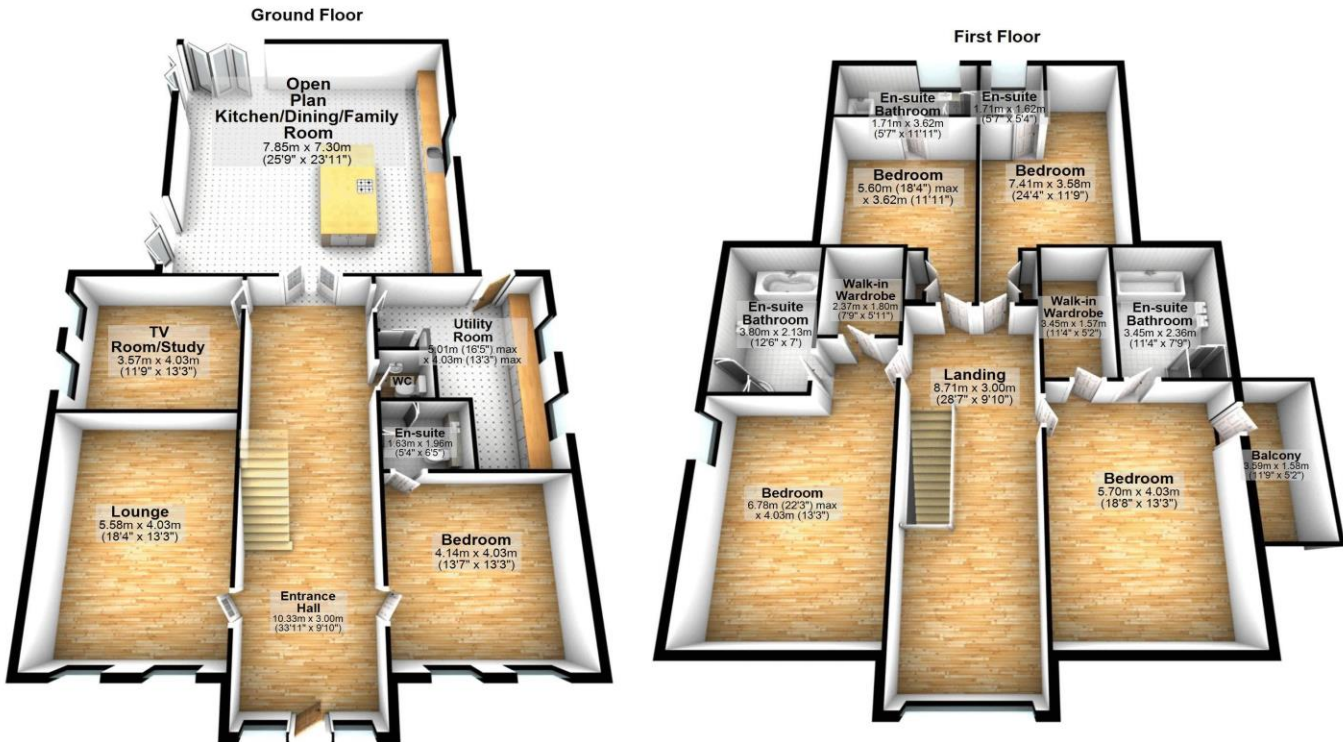
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C

The graph shows this property's current and potential energy rating.

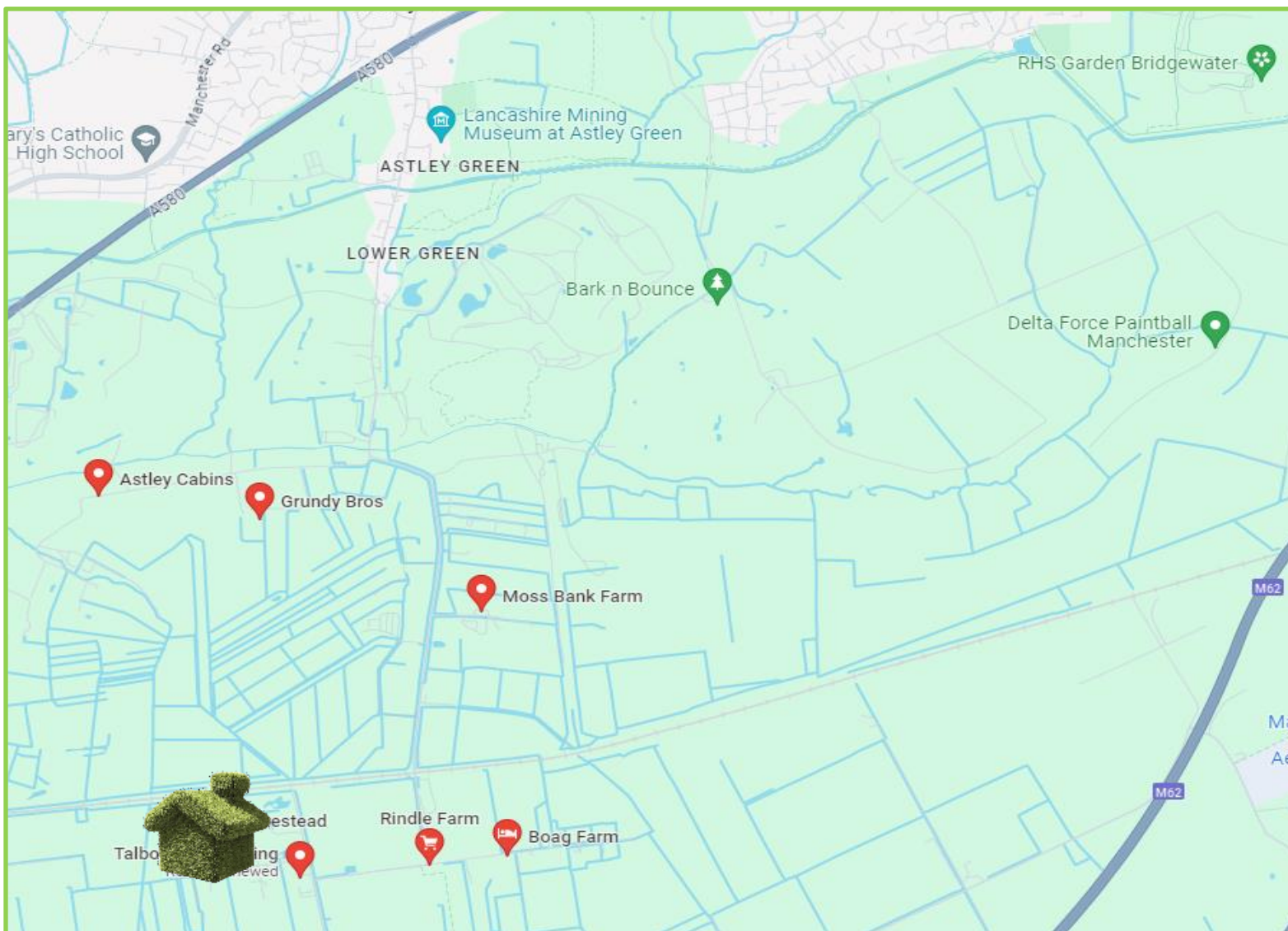
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60







Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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