

Your Logo

Greylands Farm, Lumns Lane, Swinton

Guide Price £675,000

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'Greylands Farm' located on Lumns Lane presents a unique opportunity beyond its origins as a former working smallholding. This distinctive property, custom-designed and constructed nearly a century ago, has remained under the ownership of a single family since its inception. Serving as the nucleus for the family's agricultural and equestrian pursuits, the estate has been meticulously maintained and cherished across generations.

The primary residence boasts expansive internal living spaces featuring multiple reception areas and abundant natural light streaming through sizable windows. Ample room for modernisation exists, providing the chance to personalise the space according to individual preferences.

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Externally, the farm encompasses a range of outbuildings and storage amenities, including 8 kennels, 4 stables, and 2 tack rooms. Currently tailored for enthusiasts of equestrian pursuits or individuals interested in operating a dog care business, the property holds significant potential.

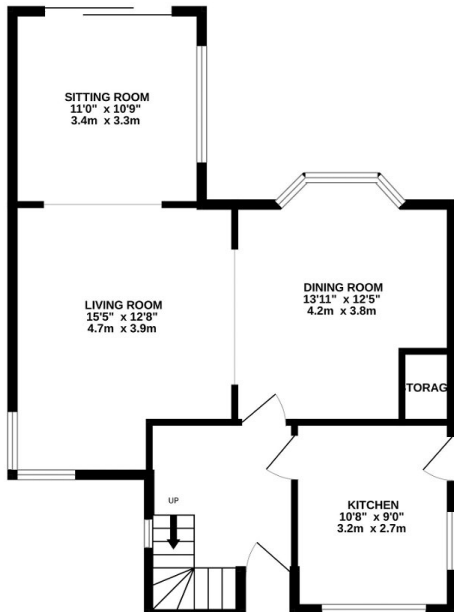
Historically, the land has accommodated up to 4 detached annex-style dwellings—a possibility worth exploring once again.

Strategically positioned in close proximity to Clifton Country Park and merely a 15-minute commute from Manchester's city center, this location harmoniously combines the tranquility of rural living with easy access to urban amenities—a blend that encapsulates the best of both worlds.

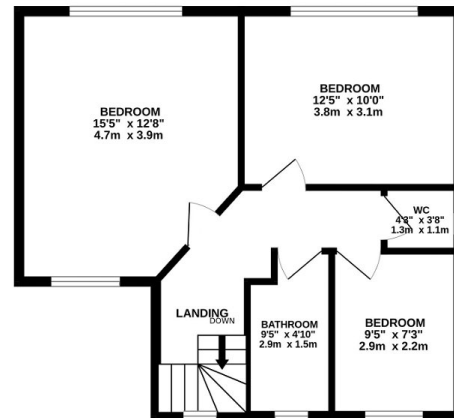
Key Features

- Quote Ref; JB0726
- Former working-farm House set within 4 acres of useable land
- 4 Stables, 8 Kennels, 2 tack rooms, and a former dairy/milking parlour
- Large Paddock and Field alongside
- Bespoke detached Home - built and owned by the same family for almost 100 years
- FREEHOLD
- Close to Clifton Country Park
- Just 15 mins to the centre of Manchester
- Sold with NO CHAIN and available for immediate viewings

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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