



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Bradley Fold Road, Bradley Fold, BL2 6RL

£1,200,000

A SUBSTANTIAL SMALLHOLDING WITH SUPERB DEVELOPMENT POTENTIAL

Nestled in a coveted location equidistant from the bustling town centres of Bolton and Bury, Coggra Fold Farm stands as a substantial smallholding. The property boasts a detached character farmhouse, with certain historically significant features earning it partial Grade II listing. Over time, thoughtful extensions have transformed it into a spacious home with a versatile layout. Additionally, several outbuildings are included comprising of barns, workshops and stables, which are currently used for storage but provide a fantastic opportunity for development subject to relevant planning permissions. The house, garden, and outbuildings sit within an approximate 2.5 acre plot with an additional 13 acres of land extending to the side and rear further adding to the development potential this stunning opportunity presents.

The main residence, formerly rescued from a ruin, retained the feature stone chimney stack which holds Grade II listed status and has since been sympathetically extended with four reception rooms and two well-proportioned bedrooms. The main living room features a stunning vaulted ceiling with a galleried landing providing access to the two bedrooms.

Opportunities like this are rare. Whether you're a visionary developer, an aspiring farmer, or simply seeking a retreat, this smallholding holds all the potential to suit a multitude of possibilities.

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Bradley Fold Road, Bradley Fold, BL2 6RL

£1,200,000



- Beautiful Character Farmhouse
- Freehold
- Fantastic Development Opportunity

- Grade II Listed Building
- 2 Double Bedrooms & 4 Reception Rooms

- Set Over 13 Acres of Land
- Several Outbuildings Including Barns & Stables

Ground Floor

Entrance Hallway

9'6" x 8'3" (2.90m x 2.51m)

Hardwood double glazed entrance door, hardwood double glazed window, tiled flooring and doors to the kitchen and utility.

Utility Room

8'1" x 8' (2.46m x 2.44m)

Hardwood double glazed window, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, tiled flooring and enclosed boiler.

Kitchen

16'6" x 16'2" (5.03m x 4.93m)

Two hardwood double glazed windows, central heating radiator, range of panelled wall and base units with laminate surfaces, oven in a high rise unit, Belling range cooker with five ring electric hob, composite sink with drainer and mixer tap, integrated dishwasher, tile effect flooring and door to reception room two.

Back Hall

6'6" x 2'11" (1.98m x 0.89m)

Central heating radiator, wood effect flooring and doors to WC and office.

WC

6'9" x 3'6" (2.06m x 1.07m)

Hardwood double glazed frosted window, low basin WC, fitted storage and tile effect flooring.

Office

9'11" x 9'4" (3.02m x 2.84m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Reception Room Two

16'7" x 10'1" (5.05m x 3.07m)

Central heating radiator, exposed beams, picture shelf, open to reception room one and door to the conservatory.

Conservatory

15'7" x 10'5" (4.75m x 3.18m)

Central heating radiator, hardwood double glazed windows, pitched polycarbonate roof, tiled flooring and hardwood double glazed French doors to the rear.

Reception Room One

18'11" x 15'11" (5.77m x 4.85m)

Two hardwood double glazed arched windows, two central heating radiators, vaulted ceiling, exposed beams, central cast iron log burning stove set within a feature exposed stone fireplace and door to reception room three.

Reception Room Three

16'7" x 15'1" (5.05m x 4.60m)

Four hardwood double glazed windows, two central heating radiators, cast iron log burning stove, exposed beams, stairs to the first floor and door to the side hall.

Side Hall

7'8" x 3'10" (2.34m x 1.17m)

Door to bathroom and hardwood door to the front elevation.

Bathroom

7'8" x 6'5" (2.34m x 1.96m)

Hardwood double glazed window, central heating radiator, low basin WC, pedestal wash basin, wood panelled bath and part tiled elevations.

First Floor

Landing

Galleried landing with feature mullion window and doors to two bedrooms.

Bedroom One

18'1" x 16'11" (5.51m x 5.16m)

Three hardwood double glazed windows, two central heating radiators, fitted wardrobes and door to the en suite.

En Suite

16'11" x 8'8" (5.16m x 2.64m)

Two hardwood double glazed frosted windows, central heating towel rail, central heating radiator, low basin WC, vanity top wash basin, corner bath, direct feed shower unit and part tiled elevations.

Bedroom Two

16'7" x 14'11" (5.05m x 4.55m)

Hardwood double glazed window, two central heating radiators and over stairs storage.

External

Laid to lawn garden with bedding areas, mature trees, flagged area, space for greenhouse and ample off road parking. Range of outbuildings including:

Car Port

20' x 14' (6.10m x 4.27m)

Brick built with access from the front, slate roof and concrete flooring.

Stable/Tack Room

28' x 21' (8.53m x 6.40m)

Brick built, slate roof, concrete floor.

Barn

58' x 32' (17.68m x 9.75m)

Stone brick built with traditional arched entrance, stone slate roof, concrete floor.

Detached Workshop

32' x 32' (9.75m x 9.75m)

Brick built, concrete floor and two garage doors.

Former Dairy

20' x 18' (6.10m x 5.49m)

Concrete walls, flat roof, concrete floor.

Cattle Shed

30' x 18' (9.14m x 5.49m)

Cattle Shed

30' x 12' (9.14m x 3.66m)

Lean To

20' x 20' (6.10m x 6.10m)

Barn

65' x 18' (19.81m x 5.49m)

Brick built, tiled roof, concrete floor

Lean To

65' x 19' (19.81m x 5.79m)

Brick built, slate roof, concrete floor.

Rear Gable Extension

19' x 19' (5.79m x 5.79m)

Brick walls

Barn

28' x 26' (8.53m x 7.92m)

Brick built, tiled roof, concrete floor.

Rear Extension

28' x 17' (8.53m x 5.18m)

Barn

32' x 32' (9.75m x 9.75m)

Second Rear Extension

32' x 28' (9.75m x 8.53m)

