



**Higher Ashworth Farm
Meadowhead Lane
Ashworth Valley
Norden
Rochdale
OL11 5UL**

Enjoying truly outstanding and far reaching views beyond adjacent Green Belt farmland, an exceptionally well presented detached farmhouse and barn conversion dating back to 1670 and offering extensive accommodation and fabulous character with mullioned windows, exposed beams and trusses, some dating back to the 17th century as evidenced by etching of Roman numerals. Located within Ashworth Valley in a fabulous rural hamlet the property has just 2 other properties in the immediate vicinity and several other character properties in the hamlet. The property has been lived in by the present owner for 22 years and is only being sold due to downsizing.

Edenfield Road is approached via a made-up private lane just one third of a mile from the property where there are excellent amenities and popular primary schools in Norden. Ramsbottom is just 10 minutes' drive away with Rawtenstall and Bury nearby. Beautiful countryside walks are on the doorstep through Ashworth Valley, Greenbooth, Cheesden and Naden Mill. An abundance of wildlife can be found including deer and barn owls. Additional land with stream is available with first refusal to the purchaser amounting to 7.46 acres of good quality land suitable for manège, stables and general equestrian pursuits or for rental income.



£1,190,000

House - detached

Climbing out of Norden village for just under a mile on the A680 Edenfield Road, Meadowhead Lane is located on the left, before the Red Lumb turning on the right. Proceed along the lane, bearing to the right after one third of a mile where the property can be found (it is 1 of 3 on the left hand side).

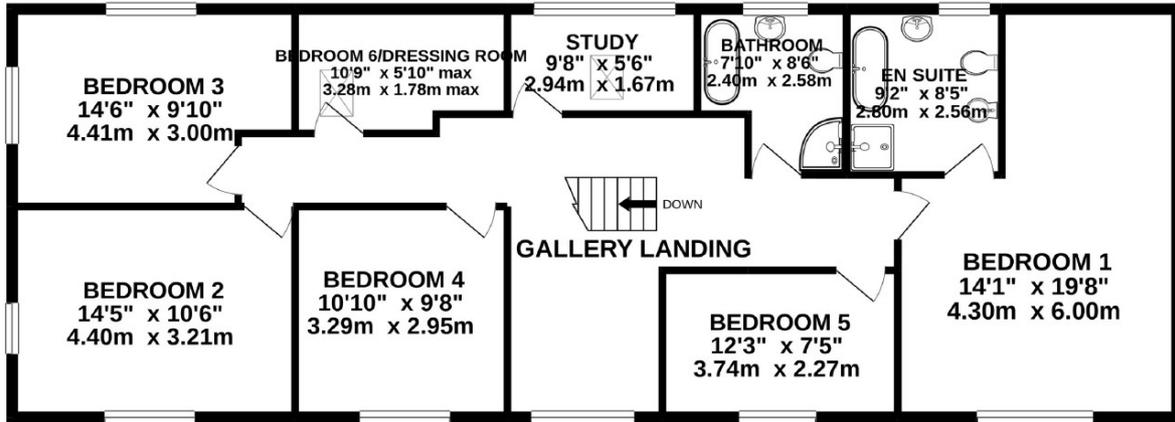
The accommodation, as can be seen on the floor plan, briefly comprises: PORCH; L-shaped DINING-KITCHEN with fitted pine-fronted units, granite worktops, Aga, Belfast sink, 2 fridge-freezers, dishwasher and slate flooring; SNUG; HALL with open plan staircase and French door to arched barn opening; WC and STORE ROOM; DINING ROOM & 2 LOUNGES with substantial stone fireplaces. To the FIRST FLOOR, there is a feature GALLERY LANDING with exposed trusses; MAIN BEDROOM with vaulted ceiling, beams and wooden flooring; luxury 5 piece EN SUITE comprising bath, shower, WC, bidet and washbasin; 5 further BEDROOMS plus DRESSING ROOM and family BATHROOM with 4 piece suite. There is a larger than average attached single GARAGE of 4.15 m x 5.90 m with access to the house and with remote controlled door and UTILITY AREA.

EXTERNALLY, there is a formal garden area, ample parking and in total 1 acre. ADDITIONAL LAND UP TO 7.46 ACRES IS AVAILABLE BY SEPARATE NEGOTIATION.

GENERAL: Freehold; Renovated in 1998 with later extension; Council Tax Band G; Mains water supply; Oil-fired central heating; uPVC double glazed (replaced approx. 2016); Re-roofed approx. 2018; Good Wi-Fi connection;



1ST FLOOR



GROUND FLOOR



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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