

**Fisherfield Farm
Hargate Avenue
Norden
Rochdale
OL12 6BT**



A truly exceptional 5 bedroom detached stone farmhouse dating back to 1692 with a barn conversion plus a substantial detached annexe comprising offices, meeting rooms, ancillary accommodation and garage. Enjoying a beautifully landscaped plot of approximately two thirds of an acre, the property lies adjacent to farmland with wonderful walks through the countryside on the doorstep. The added advantage, whilst sitting in a semi-rural location, is that the property is very easily accessible and sits adjacent to a modern residential development. The annexe has more recently been used as a childrens' nursery and under new regulations is now within Class E allowing a change of use to various different commercial uses such as retail, restaurant, financial and professional services, offices, indoor sport etc. (The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757). The annexe could easily be converted to residential use subject to permission.

The main house has a front door to the lounge and a side stable door to the kitchen. Approaching the house via the side door, the superb dining-kitchen has vertical posts and timbers pre-dating the existing 1692 house, feature windows with leaded lights to the lounge and beamed ceiling. There are beautiful modern traditional style Shaker units with feature LED coloured lighting, a white 5-oven gas fired Aga with dual control (electric hobs),



£1,295,000

House - detached

integral Miele steam oven, Miele microwave combination oven, Miele/Nespresso coffee machine, Quooker boiling water tap, dual Fisher & Paykel dishwasher, double Belfast sink and larger sized integral fridge. Off the dining area is the ground floor WC with washbasin. The inner hall leads to the remaining accommodation and there are a number of ancient timbers plus 2 staircases to the first floor, making it ideal to create self-contained space. The stunning lounge has a substantial stone fireplace with cast iron stove multi-fuel fire, stone flooring, mullioned windows, exposed stone walling, beams and feature windows to the kitchen plus the front door with date stone outside showing 1692. The sitting room has a feature gallery to the landing above exposing the large stone barn archway and there is a substantial stone fireplace with cast iron stove multi-fuel fire, exposed stone walling and mullioned windows. The luxury office with windows to the front and beamed ceiling has quality fitted pippy oak furniture, large marine aquarium (optional) and air conditioning unit. To the far end of the hall is a door to the good-sized utility room which has fitted units and access to a lobby with boiler cupboard, 2nd staircase and door to the integral tandem double garage which has fitted cupboards and drawers, walk-in store room and substantial Silvelox steel and wooden garage door. To the first floor, the imposing landing has exposed ancient timbers and Velux skylight. The Master Bedroom with vaulted ceiling has substantial exposed beams, an impressive half-timbered wall, mullioned windows and fitted wardrobes. The family bathroom has a beautiful Victorian style suite comprising a double-ended bath, large shower cubicle, WC and washbasin plus Velux skylight and feature windows. There are 2 further double bedrooms at this end of the house, one with fitted pippy oak furniture. Beyond a door at the end of the landing is the remaining accommodation as follows: Gallery landing overlooking the sitting room below; cylinder/airing cupboard; large bathroom with 2-tone pink and champagne coloured suite comprising corner bath, shower, WC and twin washbasins; a further double bedroom with large dressing room/nursery and accessed from here is the inner landing with staircase and access to the 2nd bedroom with attractive modern fitted furniture plus en suite shower room with WC and washbasin.

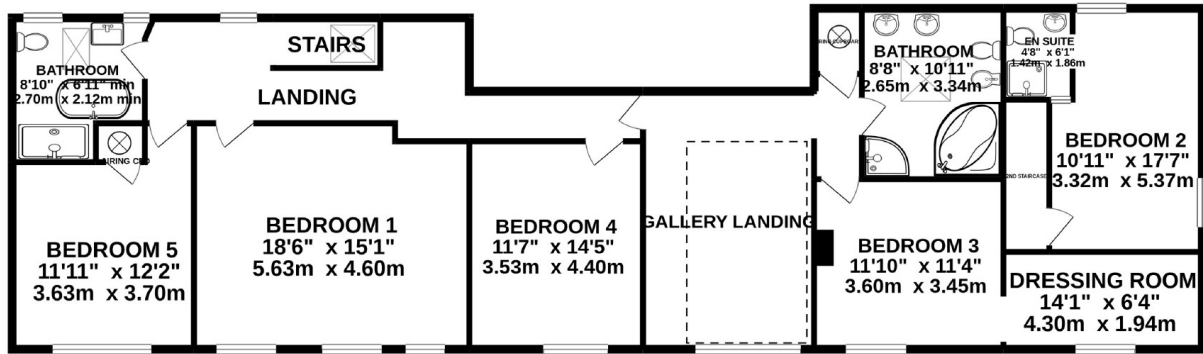
The detached Annexe is ideal for a number of commercial uses and subject to the required consent, could be adapted for residential use. The accommodation comprises, to the ground floor: entrance hall with reception/waiting room; 2 very large rooms; conservatory; office; kitchen; 2 store rooms; sauna/changing room; WCs and laundry room. To the first floor, there is a large meeting room/office and WC. There is a remote controlled awning to the side of the building. UPVC double glazing, gas central heating and a number of air conditioning units to this building. Attached is a large stone built garage with remote controlled Silvelox steel and wooden garage door. Adjacent to the annexe is a Potting Shed which was originally a pig sty and together with 2 storage bunkers is Listed.

Approached via an imposing stone entrance, the large drive offers ample parking for more than a dozen vehicles in addition to the 2 large garages.

The property is freehold; Mains gas, electricity, water and drainage connected; Council Tax Band for main house E; Business Ratable Value (as a nursery) £19,250; Rates Payable £9055.68 (exempt for 2020-21; Oil-fired central heating to main house (2 boilers); Gas-fired central heating to annexe; The main house, being Listed, is exempt from an EPC.

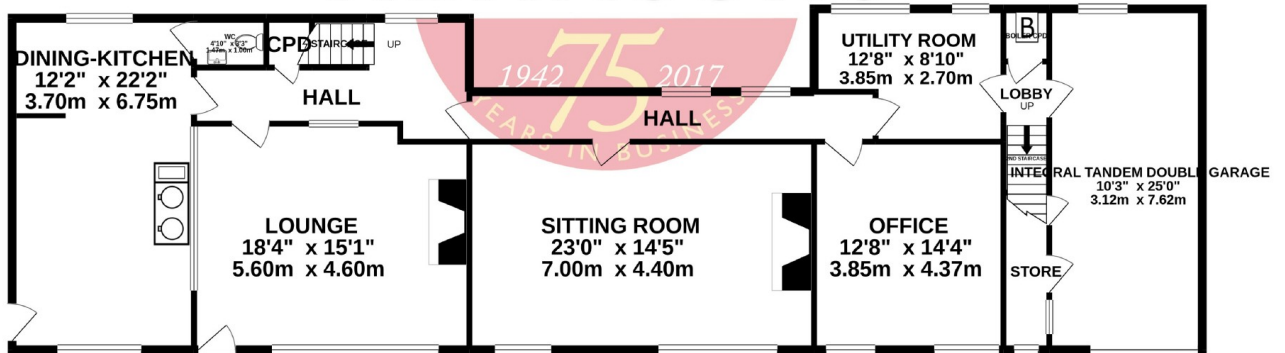


1ST FLOOR



GROUND FLOOR

ADAMSONS



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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