



**Black Dad Farm
Ashworth Road
Norden
Rochdale
OL11 5UW**

A substantial stone built detached farmhouse set in approximately 10 acres of beautiful countryside with magnificent views. Located within easy reach of amenities the property is approached via a private lane and enjoys fabulous walks through farmland and wooded valleys lying between Ashworth and Birtle. Extending to 7 bedrooms and 6 bathrooms, the property has superb living accommodation including a 30 feet square entertaining room and family kitchen with Aga. Access is via Ashworth Road, just over 2 miles from Edenfield Road (A680) and 1.75 miles to Bury & Rochdale Old Road (B6222) with access to the M66 only 4.5 miles away.

The accommodation comprises: a large stone PORCH with ample space for furniture; imposing HALL with central staircase and gallery landing above with skylights, cupboard and large slate effect tiled flooring which continues through to the INNER HALL which gives access to the WC and double doors to the spacious LOUNGE which has a substantial stone fireplace and stove fire plus French doors to the garden and windows to 3 sides; DINING ROOM and open plan SITTING AREA with arched window; DINING-KITCHEN with 4 oven Aga and a good range of traditional style fitted units and granite worktops, 2 integral fridges and freezers, dishwasher and



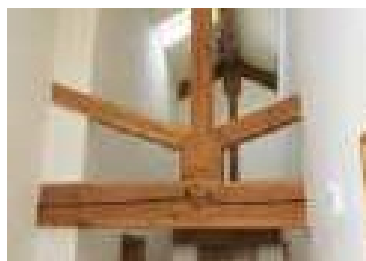
£1,850,000

House - detached

Belfast sink; UTILITY ROOM with ample space for appliances and fitted units; exceptionally spacious ENTERTAINING ROOM with arched window, CLOAKROOM and WC; large INTEGRAL GARAGE with remote controlled roller shutter door which has ample room for 2 cars plus storage area, water tank and filtration units etc. To the FIRST FLOOR, there is a feature GALLERY LANDING with exposed arched window from below and skylights. The fabulous MASTER BEDROOM has a sitting area with Juliette balcony and stunning views (as do all rooms), WALK-IN WARDROBE and large EN SUITE comprising bath, shower, WC and washbasin. There are a further 5 BEDROOMS with EN SUITES and a 7th BEDROOM which is adjacent to the Master Bedroom and ideal as a nursery or study.

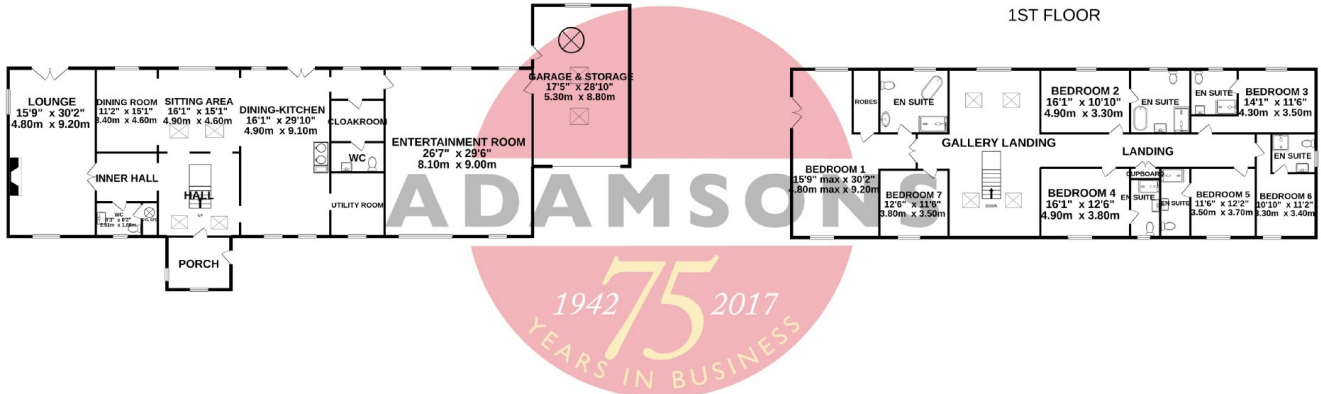
EXTERNALLY: In all, the property extends to approximately 10 acres including an enclosed garden to side and rear of the house, ample parking to the extensive drive with farm gate to the lane plus fields on either side of the lane to the east of the house.

GENERAL: Freehold; Extensively renovated circa 2008; Council Tax Band C; Private bore hole water supply with large tank and filtration units; LPG gas (for heating, water & Aga); Soakaway septic tank. The property is not Listed.



GROUND FLOOR

1ST 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.
 Made with Metreplex ©2020



A family run business since 1942

109 Yorkshire Street Rochdale OL16 1YJ
 T: 01706 522424
 E: sales@adamsons-estates.co.uk

