



**Top O'Th Hill Cottage
Farm
Meadowhead Lane
Norden
Rochdale
OL11 5UL**

A substantial stone built detached farmhouse conversion situated in a fabulous rural hamlet with far reaching views across beautiful farmland. The property has just 2 other properties in the immediate vicinity and several other character properties in the hamlet. Edenfield Road is just one third of a mile from the property. The accommodation briefly includes a most spacious lounge and farmhouse dining-kitchen with Aga in addition to dining room, study and conservatory. There is a fabulous master bedroom with en suite and dressing room plus 4 further bedrooms (2 with en suite) and separate bathroom. The detached garage is single in width but 10 meters in length. The property is offered with a good sized garden and ample parking to the drive but there is **ADDITIONAL LAND UP TO 4 ACRES** that can be made available by separate negotiation.

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 the 2nd on the right).

The accommodation comprises:



£775,000

House - detached

Porch: good sized porch with ample space for coats, boots etc

Cloakroom: WC and washbasin.

Hall: open plan staircase to first floor and built-in cupboard.

Lounge: fabulous spacious reception room with substantial stone fireplace housing gas-fired log effect stove style fire. Windows to front and rear.

Dining room: currently used as a sitting room.

Study: situated at the rear with superb views.

Dining-kitchen: stunning and most spacious with beamed ceiling, ample space for large dining table and good range of fitted units, gas-fired 2 oven Aga, twin Belfast sinks, 2 built-in fridge-freezers, dishwasher, washing machine and boiler cupboard.

Conservatory: large uPVC double glazed conservatory taking in the magnificent views.

Landing: with window and 2 skylights. Inner landing leads to bedrooms 2 & 3.

Master bedroom: large double bedroom with window to rear enjoying fabulous views and feature arched window to side.

En suite: comprising shower cubicle, WC and washbasin.

Bedroom 2: double room to rear with views.

En suite: comprising shower cubicle, WC and washbasin.

Bedroom 3: double room to front.

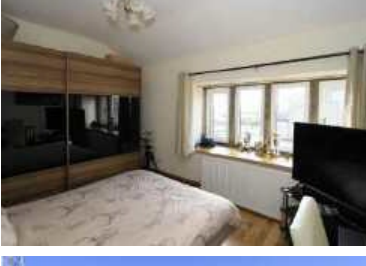
Bedroom 4: good sized single room to rear.

Bedroom 5: single room to rear.

Bathroom: 4 piece suite comprising bath, shower cubicle, WC and washbasin.

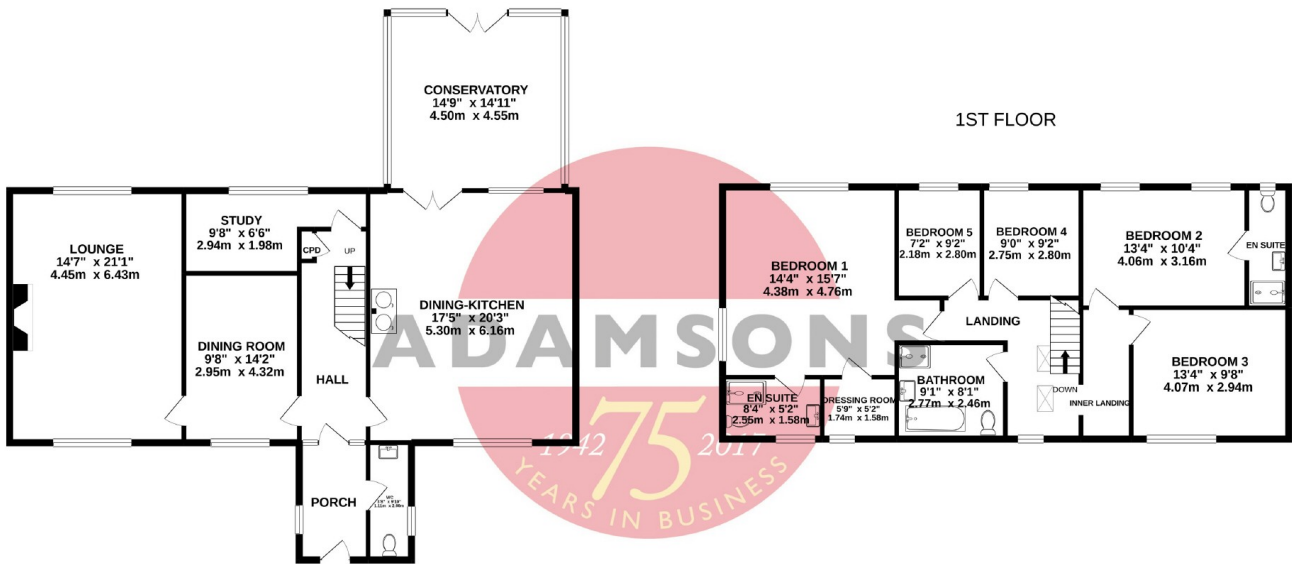
GARAGE: large single (or tandem double) garage of 2.96m x 10.00m internal measurements with remote controlled door. Cavity construction, power and light.

GENERAL: Freehold; Council Tax Band D; Mains water; Septic tank (modern tank shared with 1 neighbour); LPG gas.



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.
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