



Ferney Field House Farm, Chadderton

£895,000



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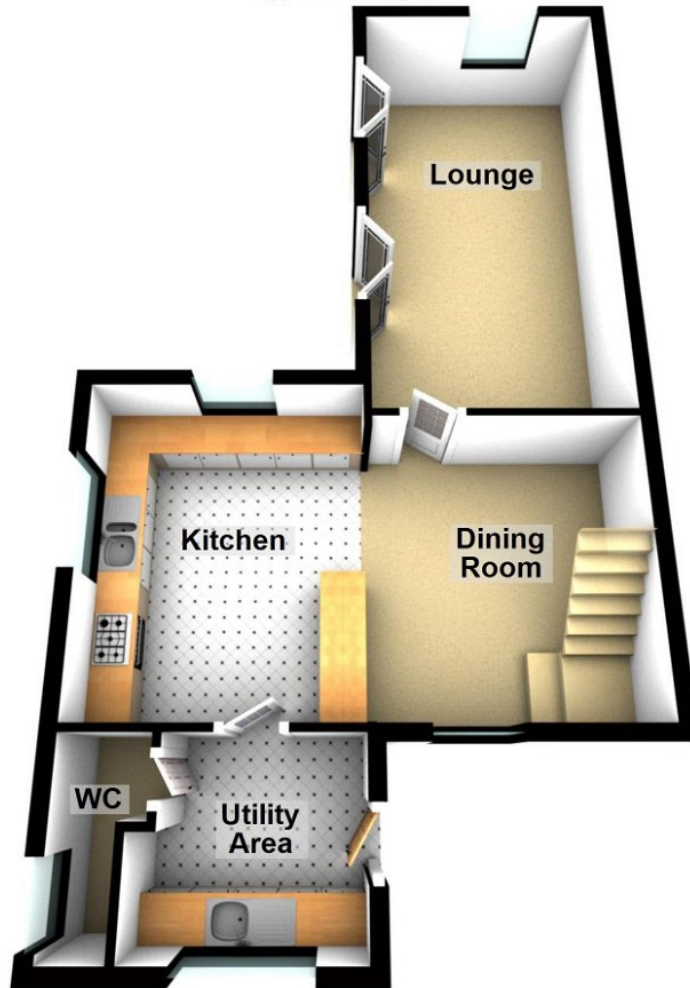
Kirkham Property are delighted to offer a unique opportunity to purchase a three bedroom equestrian property set in approximately 12 acres of mainly level grazing land with American style barn with five lodden stables, tack room, workshop and a large storage area. There is also a menage (measuring 20 x 40) offering the opportunity to create a formal riding area or possibly schooling fences if required. The property itself is a barn conversion and enjoys a delightful position in a quiet location overlooking it's own land and has been sympathetically improved and meticulously maintained by the current owners. Internally the property comprises of, to the ground floor, new utility room, open plan dining kitchen with a beautiful new kitchen keeping in style with the property and a lounge with multi-fuel burner. To the first floor there are three bedrooms (master with a new, larger than average modern en-suite) and a new shower room. Externally the property has its own secure electric gated entrance and ample parking with turning area, single garage and car port. Well kept gardens to the rear with lawn, two patios, vegetable garden and with access to the outbuildings and stables. Rarely do opportunities like this come along and early viewing is strongly recommended to appreciate exactly what is offered for sale.

PLEASE NOTE - Should the land receive planning consent for development within the next 25 years the vendors reserve the right to receive 25% of this development value (Solicitors will confirm details within the contract for sale)



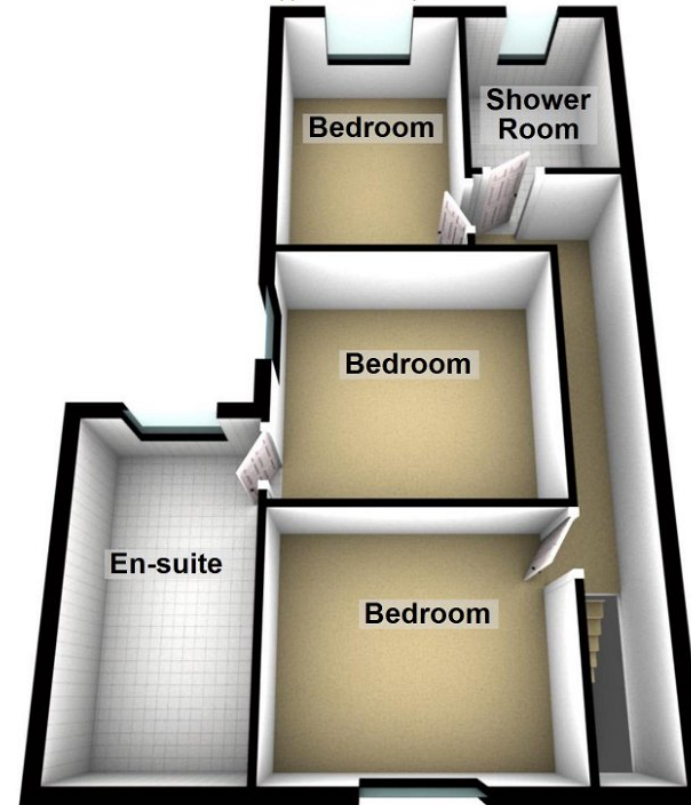
Ground Floor

Approx. 569.7 sq. feet



First Floor

Approx. 562.4 sq. feet



Total area: approx. 1132.0 sq. feet

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