



**Bryney Heys Farm & Bryney Heys Lodge**  
**Off Broad Lane, Rochdale OL16 4QJ**  
**OFFERS INVITED IN THE REGION OF £1,100,000**

**ADAMSONS BARTON KENDAL** are privileged to market this wonderful property, set in over 1 acre of land in a private, rural location. In addition to the farmhouse, there is also a 3 bedroomed detached bungalow within the grounds. The detached family home offers versatile living space, over 3 floors with balconies to both the front and rear of the property, enjoying the stunning views over open countryside. The house, due to its size, could be split and the property benefits from solar panels which are owned by the vendor and the property is extremely energy efficient.

The properties are set in wonderful, secluded grounds yet are within easy access to transport links for Manchester, Leeds and beyond. Early viewing comes highly recommended to appreciate the extent, potential and individual nature of this superb family home.

## Bryney Heys Farm, Burnedge, Rochdale OL16 4QJ

### Ground Floor

#### Entrance Hall

Circular spindle staircase to first floor accommodation, tiled floor

#### Utility Area - 3.2 x 4.2 metres

Single drainer stainless steel sink unit, range of wall and base units, plumbing for an automatic washing machine

#### Vanity Room

Low level wc, wash hand basin - matching coloured suite

#### Kitchen / Diner - 7.0 x 4.0 metres

1 ½ bowl stainless steel sink unit, range of wall and base units with breakfast bar and built in double oven, microwave, grill and Halogen hob with extractor hood, integrated fridge and freezer, tiled floor

#### Side Hall



**Bryney Heys Farm & Bryney Heys Lodge**



Side Entrance Porch

Lounge - 7.0 x 4.1 metres

A stunning and extremely spacious main lounge area with feature fireplace and character beamed ceilings

Dining Room 6.7 x 4.5 metres plus 1.2 x 2.2 metres

Built in cupboards

### **First Floor**

Landing

Open Plan Lounge / Kitchen / Diner - 8.1 x 8.1 metres

A stunning living area with decked patios to both the front and rear of the property, enjoying the stunning views, 1 ½ bowl sink unit, range of quality wall and base units with complementary work surfaces, integrated fridge, freezer, 5 ring induction hob, built in double oven, wood burner

Master Bedroom - 3.8 x 4.3 metres

A large double bedroom with a range of fitted wardrobes

En-Suite Shower Room - 2.3 x 2.2 metres

Shower cubicle, low level wc, wash hand basin

Dressing Room - 1.7 x 1.7 metres

Perimeter wardrobes

Bedroom Two - 4.2 x 3.3 metres

A large double bedroom

Bedroom Three - 4.2 x 3.5 metres

A large double bedroom

Bedroom Four - 4.2 x 4.1 metres

A large double bedroom

Bathroom - 7.1 x 3.1 metres

Shower cubicle, low level wc, bidet, wash hand basin, arched opening through to bathroom with large Spa bath



## **Bryney Heys Farm & Bryney Heys Lodge**



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## Second Floor

Guest Bedroom accommodation which is accessed via a separate staircase

Lounge / Dressing Area - 4.6 x 2.8 metres  
Velux roof light

Bathroom - 2.6 x 1.9 metres  
Spa bath, low level wc, wash hand basin - stunning suite in white

Bedroom - 2.8 x 4.6 metres  
A large double bedroom with Velux roof light



Bedroom 6 (accessed via a separate staircase)  
6.7 x 4.1 metres  
A further large double bedroom with Study area and  
Velux roof light



## **Bryney Heys Lodge, Burnedge, Rochdale OL16 4QJ**

A detached bungalow comprising 3 large double bedrooms

Entrance Vestibule

Lounge - 7.8 x 4.2 metres

Laminate flooring, feature fireplace

Kitchen - 5.2 x 3.2 metres

1 ½ bowl stainless steel sink unit, range of wall and base units, tiled floor

Bedroom One - 4.5 x 3.0 metres

Wooden flooring, range of fitted wardrobes and bedroom furniture

Bedroom Two - 3.0 x 2.4 metres

Laminate flooring

Bedroom Three - 3.0 x 1.9 metres plus 1.1 x 1.9 metres - currently utilised as a study

Range of fitted wardrobes Entrance

Bathroom - 3.0 x 2.8 metres (maximum)

Panelled bath, shower cubicle, low level wc, wash hand basin, bidet - matching suite in white



**Bryney Heys Farm & Bryney Heys Lodge**

# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

## Grounds

The properties are accessed off a country lane, in a superb private location, enjoying stunning views over open countryside, in all directions.

There is ample off street parking, a water feature to the front and a large double garage which currently houses a gym and is also utilised for storage purposes.

## Other Information

**Services** - Mains water and electricity are supplied to the properties. There is an oil fired central heating system and a septic tank serving both properties.

## **Council Tax Band**

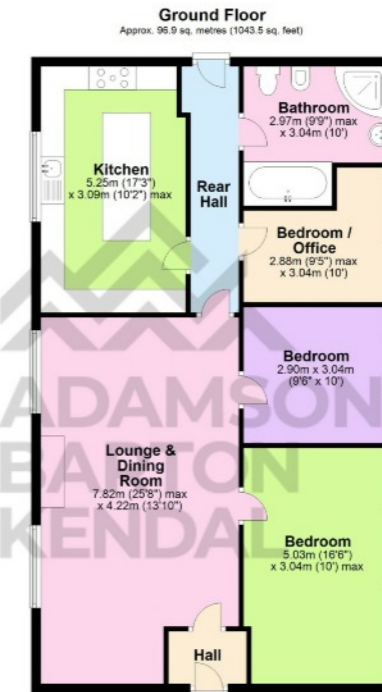
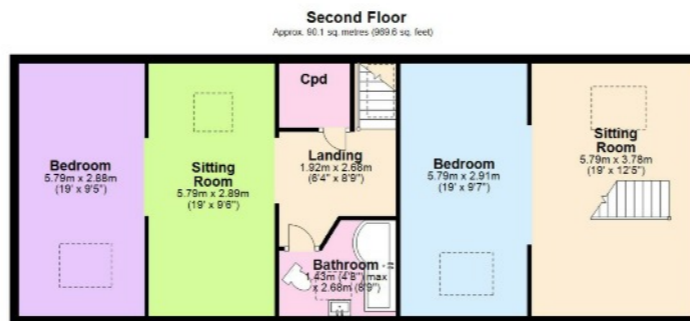
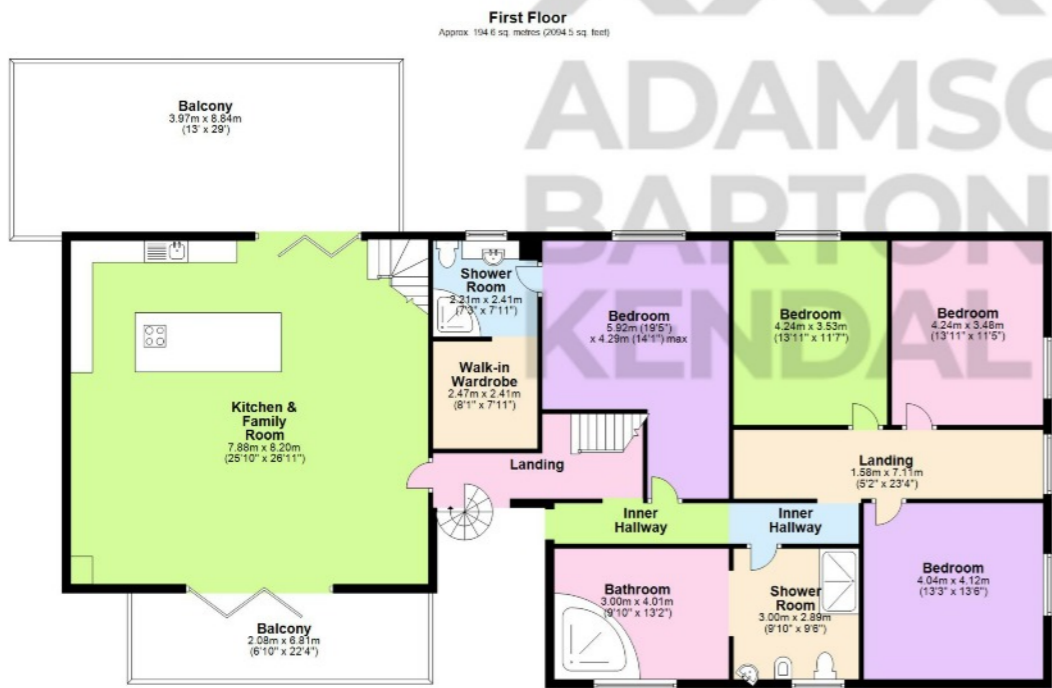
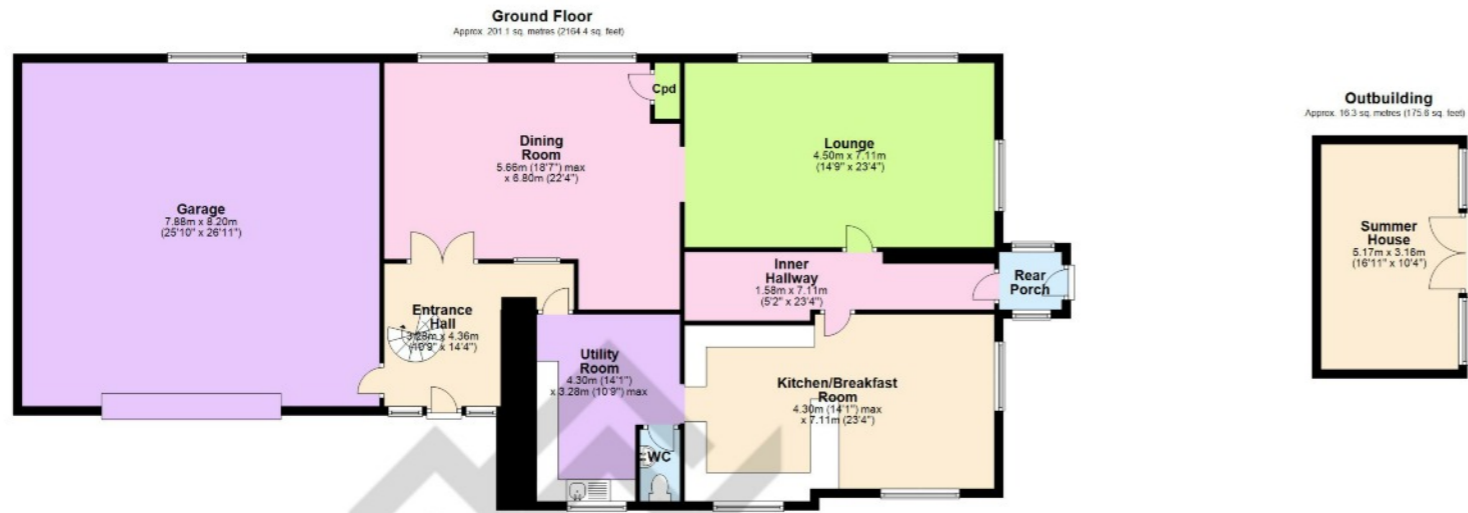
The Farm is assessed in COUNCIL TAX BAND G with the Lodge assessed in COUNCIL TAX BAND B.

**Tenure** - Freehold

**EPC Rating** - D63

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).





Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using Planity.

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Total area: approx. 502.1 sq. metres (5404.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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