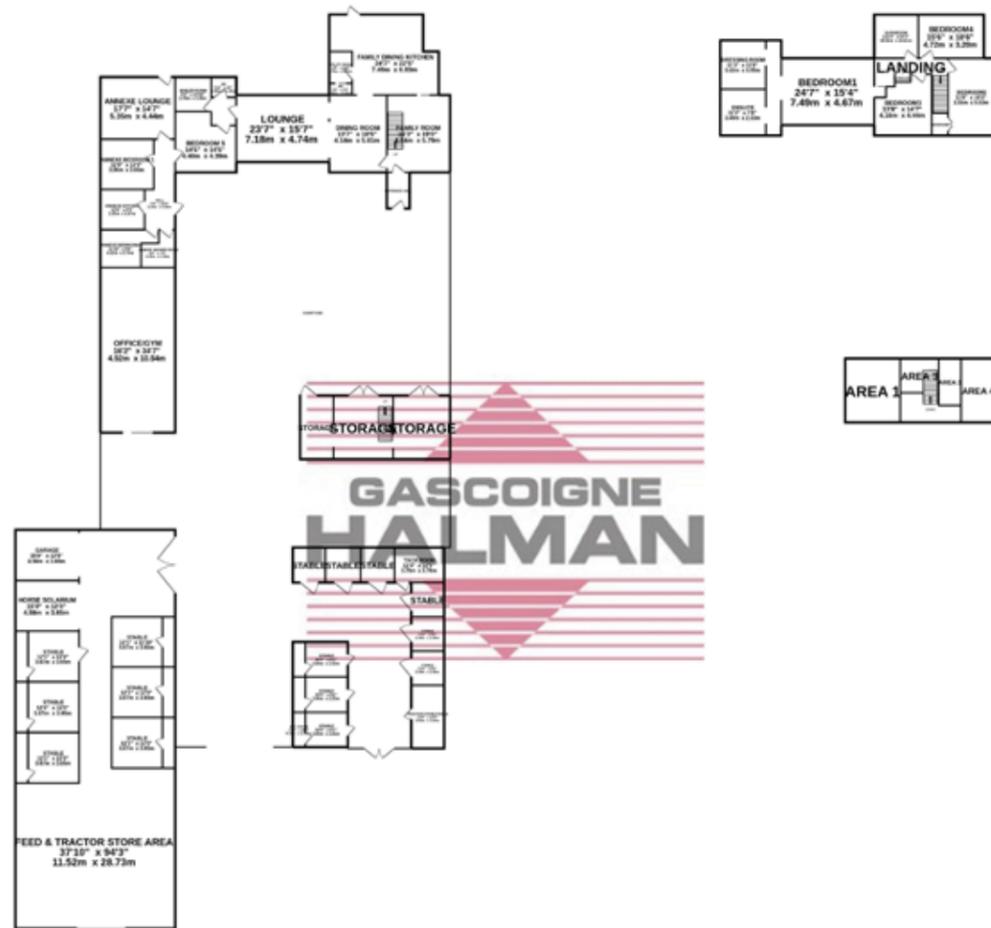


FAR SLACK FARM
Rowarth
OFFERS OVER
£1.5 MILLION

GROUND FLOOR
8217 sq.ft. (763.4 sq.m.) approx.

1ST FLOOR
1999 sq.ft. (185.7 sq.m.) approx.



TOTAL FLOOR AREA : 10215 sq.ft. (949.0 sq.m.) approx.
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 Metreplan 9.0021



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

An outstanding traditional FIVE bedroom farmhouse situated in a fabulous rural location. With generously proportioned contemporary accommodation, a two bedroom ANNEXE, outstanding equestrian facilities including a menage, extensive stabling, 103 ACRES (approx) grazing land and P/P for further agricultural building & two bedroom holiday cottage.

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignealman.co.uk

gascoignealman.co.uk



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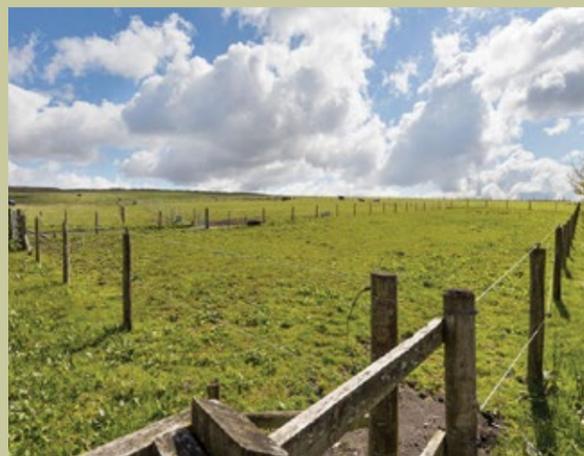
- VARIOUS ONSITE INCOME/BUSINESS OPPORTUNITIES
CONTACT MANAGER JAMES COPPOCK FOR MORE INFORMATION
- An outstanding equestrian property
- Beautiful contemporary accommodation
- Two bedroom self-contained annexe

- 16 stables with potential for more
- Horse solarium & hot water shower
- Large home office/gym
- Large parcel of land (aprox 80 acres) let to a local farmer and maintained

**OFFERS OVER
£1.5 MILLION**

FAR SLACK FARM

Rowarth



DESCRIPTION

The sale of Far Slack Farm provides potential purchasers with the opportunity to acquire a stunning rural residence and equestrian property set in the heart of aprox 100 acres and surrounded by beautiful countryside, yet still with proximity to Manchester city centre. This traditional Derbyshire farmhouse has been updated and improved to create a superb contemporary family home. Immaculately presented traditional farm house, two bedroom attached annexe and a variety of outbuildings suitable for a range of uses.

LOCATION

Rowarth is a pretty hamlet nestling in the Derbyshire hills above Mellor. Marple Bridge caters for most day to day requirements whilst nearby Marple and New Mills offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both the Marple and New Mills stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

POSTCODE : SK22 1EA . Do not rely on SAT NAV. Approaching from Mellor, at the top of Moor End Rd turn left onto Shiloh Road. Proceed past the turn for The Little Mill public house and continue as the road becomes Gun Road. The turn onto far Slack Farm's driveway can be found on the right hand side of the road opposite Pistol Farm.

TENURE

Freehold. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak. Council Tax Band : G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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