

Bethany Farm
Bethany Lane, Newhey OL16 3RQ
Offers invited in the region of £1,200,000

ADAMSOMS BARTON KENDAL are privileged to present this outstanding character farm, offering exceptional facilities in a truly idyllic location with far-reaching views over open countryside, Newhey, Manchester and beyond.

This immaculately presented four-bedroom farmhouse exudes charm and character throughout, beautifully complemented by modern fixtures and fittings. The property is set within stunning landscaped gardens featuring fabulous patio areas, ideal for outdoor entertaining, and sits within approximately 11 acres of land.

The extensive range of outbuildings includes a double garage (currently utilised as a gym), four dog kennels, stables, pig sties, a large farm building, a chicken coop, and a second wooden stable — making this an ideal opportunity for equestrian, smallholding or lifestyle purchasers.

Accessed via electronic gates at the end of Bethany Lane, the property opens onto an expansive courtyard providing ample off-street parking for numerous vehicles.

Offered for sale with vacant possession, early viewing is highly recommended to fully appreciate the scale, quality and versatility of the accommodation and grounds on offer



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THE ACCOMMODATION COMPRISES:

(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).

Ground Floor**ENTRANCE PORCH****DINING ROOM - 5.6 x 3.3 metres**

Built in perimeter cupboards, character beamed ceiling, open to :

KITCHEN - 5.9 x 4.5 metres

A quite stunning bespoke fitted kitchen, hand crafted by Drew Forsythe & Co of Hebden Bridge, with bi fold doors opening out onto the raised patio area, enjoying stunning far reaching views over Newhey and beyond. The kitchen comprises a double Belfast sink on an oak plinth with a range of modern wall and base units with central work station and complementary quartz worktops with cream veining. There is a Quooker Tap providing hot, chilled and sparkling water and 2 built in Neff ovens with an induction hob, one with a microwave, a large integrated fridge and freezer, integrated dishwasher and wine fridge. The kitchen must be viewed to be fully appreciated.

LOUNGE / SNUG - 5.5 x 5.5 metres

A wonderful, cozy reception room with multi-fuel stove, character beamed ceiling, stunning panoramic views to the rear

Central HALL

Staircase to the first floor

UTILITY ROOM - 3.0 x 2.1 metres

Single bowl sink unit, range of base units

Separate WC

Low level wc, wash hand basin - modern suite in white

GAMES ROOM / SECOND LOUNGE - 7.5 x 4.0 metres plus 5.4 x 3.6 metres

A unique entertainment room with built in bar area, , open fire with multi-fuel stove, feature arched window to the front and patio doors to the rear leading out to an outdoor kitchen area, perfect for entertaining.

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First Floor

Spacious LANDING STUDY AREA

Character beamed ceiling

MASTER BEDROOM - 4.2 x 4.3 metres

A stunning and spacious main bedroom with character beamed ceiling

EN-SUITE DRESSING ROOM - 3.2 x 1.7 metres

Range of perimeter wardrobes

EN-SUITE SHOWER ROOM - 3.2 x 1.9 metres

Shower cubicle, low level wc, wash hand basin - stunning suite in white, part tiled walls

GUEST BEDROOM - 4.1 x 3.3 metres

Feature arched window with stunning views over Rochdale and Newhey Quarry, range of fitted wardrobes, character beamed ceiling,

BEDROOM THREE - 4.7 x 3.1 metres

A spacious double bedroom with character beamed ceiling, built in wardrobes, stunning views

BEDROOM FOUR - 4.2 x 4.3 metres

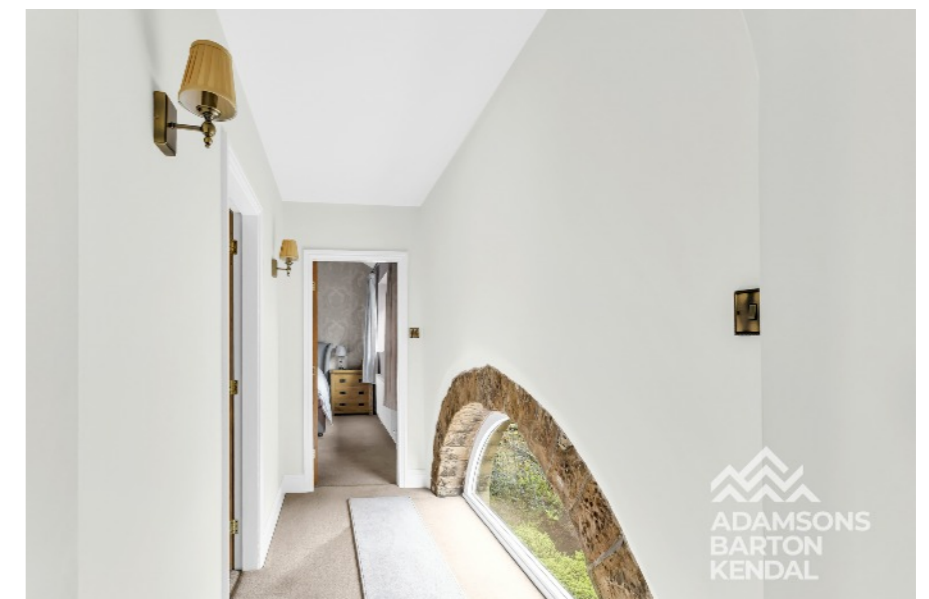
Character beamed ceiling, range of fitted wardrobes, arched window with stunning views over Rochdale and Newhey Quarry

EN-SUITE SHOWER ROOM - 1.3 x 3.2 metres

Shower cubicle, low level wc, wash hand basin - stunning modern suite in white, part tiled walls, electric towel warmer.

Family BATHROOM - 3.5 x 2.1 metres

A wonderful modern bathroom suite with a shower cubicle, wash hand basin, low level wc and raised tiled bath, tiled walls, spotlights to ceiling



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Externally

The property is accessed via remote control operated gates and there is a large courtyard area providing off street parking for numerous vehicles with a double garage, currently utilised as a gym (houses the water tank and filtration system). The property is set in approximately 11 acres which includes a private enclosed rear garden area with stunning patio areas and storage - ideal for entertainment. There are 4 dog kennels, 2 pig sty's, 2 stables and a large farm outbuilding, extending to approximately 55 sq.metres. There are 2 cellars accessed off the rear gardens.

Services

Water is provided by spring water via filtration unit with a 5000 litre holding tank.

There is an oil fired central heating system, backed up by an electric heating system.

Drainage is via a septic tank.

There is no gas supplied to the property but there is mains electricity

Security

The whole property is fully alarmed and monitored by CCTV

Council Tax Band

G

Energy Performance Rating

D58

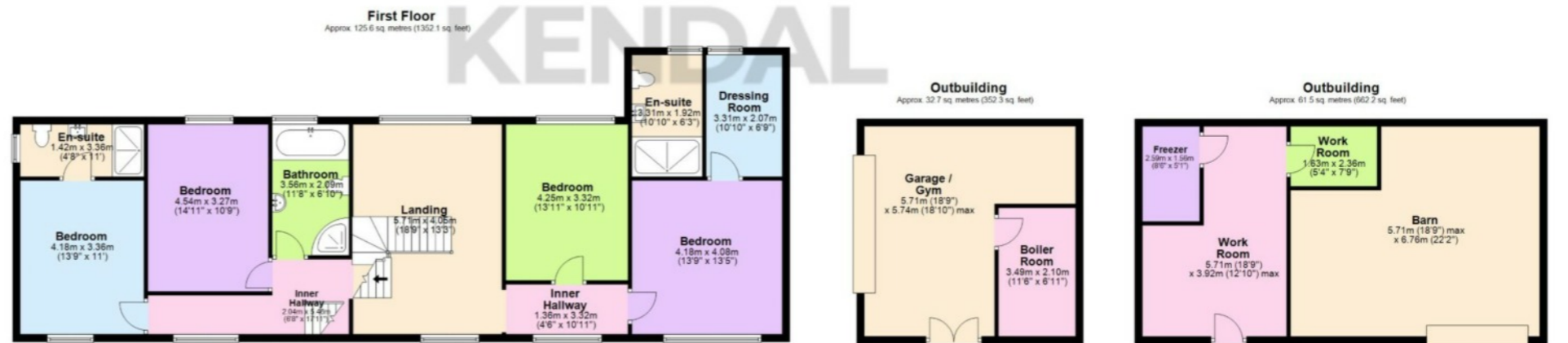
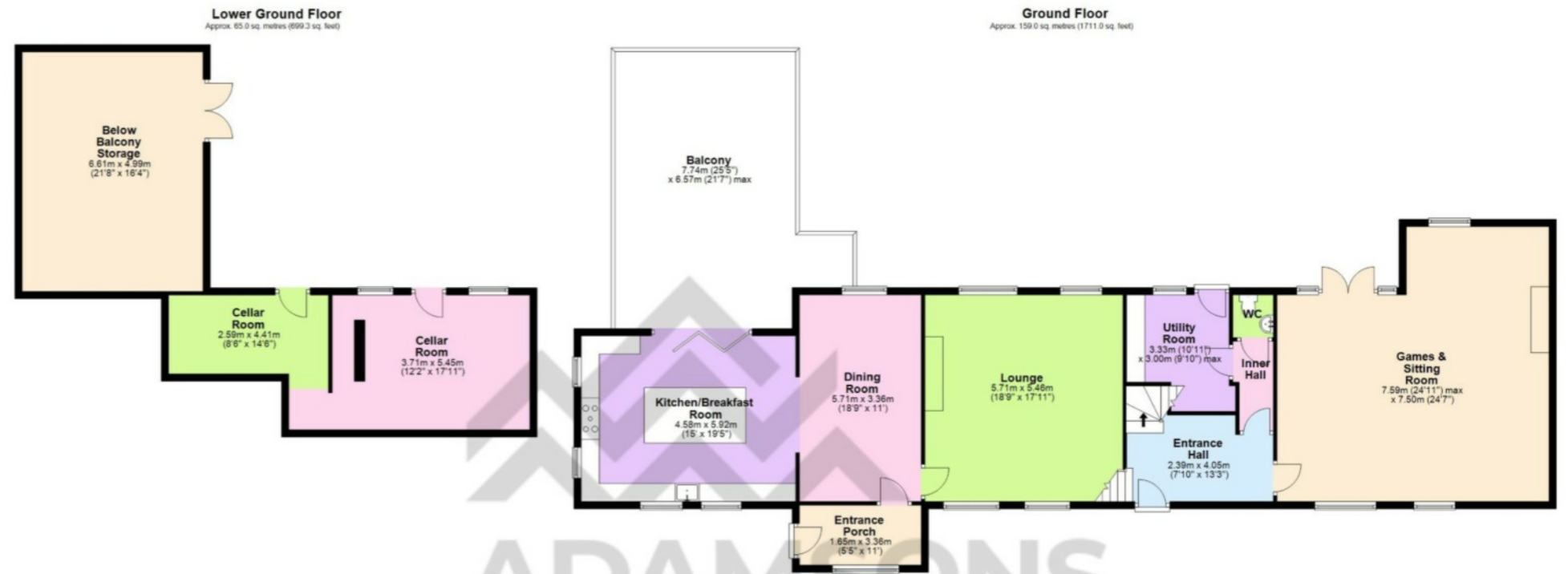
Tenure

Freehold



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 443.8 sq. metres (4777.0 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 PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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