



Meadowhead Lane, Norden, Rochdale, OL11

Guide Price: £1,000,000

Freehold

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Nestled within a generous plot in a picturesque semi-rural setting, Meadow Farm on Meadowhead Lane presents a rare opportunity to acquire a charming four-bedroom farmhouse offering an abundance of character, versatile living accommodation and wonderful outdoor space. Perfectly suited to growing families or those seeking a peaceful countryside lifestyle without compromising on convenience, the property enjoys a desirable location with excellent access to nearby towns, local amenities and transport links.

Approaching the property, the farmhouse sits proudly within its substantial grounds, providing ample outdoor space, mature surroundings and a welcoming first impression. A driveway provides off-road parking and leads to the attached garage, offering excellent storage or secure parking. The property enjoys breathtaking panoramic views as far as the eye can see, creating a truly idyllic countryside setting.

Stepping inside, you are greeted by a welcoming entrance hall which leads to a selection of beautifully proportioned reception rooms, each offering flexibility for modern family living. The spacious living room provides a wonderful setting to relax and unwind, while the cosy snug offers a more intimate space, ideal for quiet evenings or as a children's playroom. The dining room is perfectly positioned for entertaining family and friends and enjoys a seamless connection to the kitchen, which is fitted with a comprehensive range of base and eye-level units, generous worktop space and ample room for everyday family life. The kitchen is further enhanced by a traditional four-oven oil-fired AGA, providing a wonderful focal point and adding to the property's traditional farmhouse character.

The spacious lounge is a particularly inviting room, featuring a multi-fuel burning stove which creates a warm and cosy atmosphere, perfect for relaxing with family and friends during the colder months. The combination of the characterful stove and generous proportions makes this an ideal space for both everyday living and entertaining.

To the rear of the property, the conservatory provides a delightful additional reception area, flooded with natural light and enjoying pleasant views across the surrounding gardens, creating the perfect place to relax throughout the seasons. Completing the ground floor is a practical shower room, adding further convenience for busy family living.

The first floor is home to four well-proportioned bedrooms, all offering comfortable accommodation and flexibility for families, guests or those working from home. The bedrooms are served by a family bathroom, completing the internal accommodation.

Externally, Meadow Farm truly comes into its own. Set within a generous plot, the gardens provide an exceptional amount of outdoor space, offering endless opportunities for family enjoyment, entertaining or simply appreciating the peaceful surroundings.

The property would be particularly well suited to those with equestrian interests, subject to any necessary consents, thanks to its generous grounds and superb rural location. The attached garage further enhances the practicality of the home, while the expansive grounds create a wonderful sense of privacy and space that is rarely found.

Despite its tranquil setting, Meadow Farm is conveniently located close to Norden Village, renowned for its excellent pubs, restaurants, highly regarded schools and everyday amenities. The M66 motorway is approximately three miles away, providing direct routes into Manchester and the surrounding areas, making this an ideal home for those seeking the perfect balance of countryside living and commuter convenience.



- Freehold
- EPC Grade TBC
- Council Tax Band F





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