



 RESIDE   
The Farmhouse | Woodhouse Lane | Norden | Rochdale OL12 7TB





# The Farmhouse

Norden | OL12 7TB

An exceptional five bedroom semi-detached farmhouse, beautifully presented throughout and seamlessly blending character features with modern living.

Occupying a peaceful semi-rural setting whilst remaining within easy reach of Norden village, this substantial home offers generous and versatile accommodation ideal for family living.

The property is entered via an impressive arched entrance, leading into a spacious reception hallway with access to the integral garage, basement and principal living areas. The lounge provides a warm and inviting space, featuring a multi-fuel burner and large windows that flood the room with natural light while framing the surrounding views.

To the rear, a well-appointed breakfast kitchen offers a range of integrated appliances, ample dining space, a useful pantry and direct access to the garden, creating a superb hub for everyday living and entertaining.

The first floor is thoughtfully arranged across two sections. The rear wing, accessed from the kitchen, comprises two double bedrooms and a contemporary shower room.

The main section, accessed from the hallway, offers three further double bedrooms, including a spacious principal suite with en-suite facilities and a Juliet balcony enjoying open views, alongside a family bathroom.

A charming attic room occupies the second floor, complete with exposed beams and useful eaves storage, offering additional flexible space.

Externally, the property is set within extensive grounds featuring mature gardens, a vegetable plot, orchard and a separate paddock—ideal for those seeking a lifestyle property or opportunities for small-scale equestrian or hobby use.

A rare opportunity to acquire a substantial and characterful home in a highly sought-after semi-rural location.







To view this property call Reside on **01706 356633**





Total area: approx. 276.6 sq. metres (2977.6 sq. feet)



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".