









FINE COUNTRY



- - Hogde Hill Nook Farm, Lobden, Whitworth, Rochdale
 - 3 Bedroom, Semi-Detached Family Home
 - Tucked Away Position, Off The Beaten Track
 - Stunning Panoramic Views
 - Beautifully Presented Throughout
 - Detached, Purpose-Built Stables & Garage Block
 - Gardens & Ample Parking
 - Viewing Highly Recommended By Appointment Only

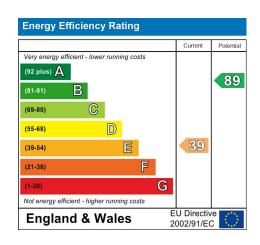


Hodge Hill Nook Farm, Lobden, Rochdale, OL12 8XJ

Set in a rural position with fantastic views and access to open land, this 3 bedroom semi-detached home sits on a plot of approximately half an acre and includes a detached block of 3 purpose-built stone stables and a garage too. A perfect, well-presented property, ideal for those seeking a setting away from the crowd, with open common ground virtually on the doorstep too.







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and compiled with.

Hodge Hill Nook Farm, Lobden, Whitworth is a 3 bedroom, semi-detached farmhouse which is very well presented throughout. Located off the beaten track, the property provides a welcome retreat from hustle and bustle, with superb valley views from its elevated position. The property has been previously extended, giving good living space and also includes a conservatory to the rear to really make the most of its stunning outlook. Accessed via Whitworth Rake and past Lobden Golf Course, this lovely home also retains some superb character features, such as stone mullioned windows, beamed ceilings and of course, there is a wood burner within a fantastic stone fireplace too. Outside, in addition to the Stables / Garage Block - with power and water and potential for alternative uses, there is also a Rear Garden with Raised Pond and Patio plus 2 Paddock Areas, with the plot as a whole also offering ample parking provision too.. With so much to offer, viewings here are highly recommended and are available by appointment only through our office.

Internally, this property briefly comprises: Ground Floor - Entrance Porch, Lounge, Dining Room Conservatory and Kitchen. First Floor - Landing off to Bedroom 1 with Dressing Area & En-Suite Shower Room, Bedrooms 2 & 3, 2nd Landing Area and Bathroom. Externally, there is a Front Garden, Side Driveway, Rear Patio and Rear Upper Garden, the block of 3 Stables & Garage plus 2 Paddock Areas and there is also ample parking for numerous vehicles too.

Sitting above Whitworth on Hodge Hill, this property offers a setting seldom available in the residential market. Surrounded by common land and open countryside, local amenities are also easily accessed, including shopping and dining options in Whitworth centre. Transport connections are within a few minutes, with commuter and public transport links available and to surrounding destinations.

Porch 6'4" x 3'5"

Lounge 18'4" x 16'6"

Dining Room 18'5" x 20'3"

Conservatory 8'2" x 16'5"

Kitchen 5'10" x 20'5"

Under Stairs Store

Landing

Bedroom 1 18'4" x 17'11"

Dressing Room 6'10" x 5'5"

En-suite Shower Room 7'6" x 5'5"

Bedroom 2 15'3" x 7'9"

Bedroom 3 15'1" x 6'8"

2nd Landing

Bathroom 12'7" x 13'4"

Front Garden

Side Driveway

Rear Patio Garden

Upper Garden

Stable 1 11'10" x 11'8"

Stable 2 11'10" x 11'3"

Stable 3 11'10" x 10'9"

Paddock Area 1

Paddock Area 2

Garage 12'5" x 15'7"

Agents Notes

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