



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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**
- Disclaimer F&C**

