



Todmorden Old Road, Bacup, OL13 8RT

£695,000

AN IDYLIC DETACHED FARMHOUSE WITH INTEGRAL BARN AND ADDITIONAL LAND

This enviable farmhouse benefits from an attached barn with three stables and approximately 5.5 acres of land. The barn has previously had planning permission for converting into a three/four bedroom separate dwelling. With adjoining open countryside, beautiful hill views and having been presented and maintained beautifully throughout, this outstanding property is the perfect home for equestrian loving families or as the perfect development opportunity!

With ample off road parking, open plan living area, four double bedrooms and additional land which we understand amounts to approximately 5.5 acres in all this property has everything needed for any equestrian lover wanting their horses nearer to home! With an impressive barn with three fantastic stables and tack room, enviable garden to the rear and perfect grazing fields, this property is truly not to be missed! The property comprises briefly; An entrance porch leads on to a hallway which leads on to a downstairs WC, kitchen, open plan living room/games room and houses a staircase to the first floor. The kitchen leads on to a utility room, dining room and barn. The utility room leads through to a snug. The first floor comprises of doors on to four double bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Separately, above the barn is an impressive mezzanine area. Externally, the property has an enclosed rear garden, with ample off road parking to the front and gated access to land which we understand to be approximately five acres in all.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Outstanding Detached Farmhouse
 - Two Bathrooms
 - Ample Off Road Parking
 - EPC Rating TBC
- Integral Barn and Additional 5.5 Acres of Land
 - Envious Garden and Grazing Fields
 - Tenure Freehold
- Four Bedrooms
 - Open Aspect Views
 - Council Tax Band G

Ground Floor

Entrance Porch

7'8 x 5'9 (2.34m x 1.75m)

Hardwood single glazed frosted stable door, two UPVC double glazed windows, central heating radiator, tiled flooring and hardwood single glazed double doors to hall.

Hall

14'11 x 10'9 (4.55m x 3.28m)

UPVC double glazed window, central heating radiator, doors leading to reception room/games room, WC, open to kitchen and stairs to first floor.

WC

4'8 x 2'10 (1.42m x 0.86m)

Dual flush WC, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

Reception Room/Games Room

36'8 x 18'11 (11.18m x 5.77m)

Three UPVC double glazed windows, UPVC double glazed box window, gas heater, exposed stone, exposed beams, four feature wall lights, cast iron multifuel burner with stone hearth and surround, television point, integrated bar area, wood effect laminate flooring and hardwood single glazed door to snug.

Kitchen

15'1 x 12'2 (4.60m x 3.71m)

Two UPVC double glazed windows, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise oven microwave, four ring gas hob and integrated extractor hood, integrated dishwasher, space for fridge freezer, spotlights, tiled effect lino flooring, doors leading to dining room, utility and barn.

Utility

8'1 x 7'1 (2.46m x 2.16m)

Plumbing for washing machine, space for dryer and tiled flooring.

Dining Room

16'5 x 12'10 (5.00m x 3.91m)

Two UPVC double glazed windows, central heating radiator, exposed beams, two feature wall lights, wood effect laminate flooring and hardwood single glazed leaded double doors to snug.

Snug

12'7 x 11'11 (3.84m x 3.63m)

Television point and UPVC double glazed French doors to rear.

Barn

32'2 x 22'7 (9.80m x 6.88m)

Power, lighting, access to three stables tack room and stairs to mezzanine.

Tack Room

8'11 x 6'8 (2.72m x 2.03m)

First Floor Mezzanine

32'3 x 13'0 (9.83m x 3.96m)

First Floor

Landing

18'5 x 10'4 (5.61m x 3.15m)

UPVC double glazed window, spotlights, storage cupboard, doors leading to four bedrooms and bathroom.

Bedroom One

21'10 x 13'6 (6.65m x 4.11m)

Three UPVC double glazed windows, central heating radiator, spotlights, fitted wardrobes and door to en suite.

En Suite

9'1 x 7'8 (2.77m x 2.34m)

UPVC double glazed frosted window, central heating radiator, walk-in direct feed rainfall shower with rinse head, low basin WC, pedestal wash basin with traditional taps, PVC panelled elevations, integrated linen cupboard and tiled flooring.

Bedroom Two

16'11 x 12'7 (5.16m x 3.84m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and vanity top wash basin with mixer tap.

Bedroom Three

15'0 x 11'9 (4.57m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobe and vanity top wash basin with mixer tap.

Bedroom Four

15'1 x 10'7 (4.60m x 3.23m)

Two UPVC double glazed windows, central heating radiator, spotlights and fitted wardrobe.

Bathroom

14'7 x 8'0 (4.45m x 2.44m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC, inset bath with traditional taps, direct feed steam shower enclosed, tiled elevations and wood effect lino flooring.

External

Laid to lawn garden with paving, off road parking, meter from garden with 5.5 acres of additional land.

