



## Todmorden Road, Bacup, OL13 9TZ

£750,000

AN OUTSTANDING FARMHOUSE SET ON 7.5 ACRES OF LAND WITH EQUESTRIAN FACILITIES

Nestled on the picturesque Todmorden Road in Bacup, this exquisite farmhouse offers a unique blend of luxury and country living. Set on an impressive 7.5 acres of land, the property is a dream come true for equestrian enthusiasts, featuring grazing fields, two barns, and ample storage buildings. The expansive grounds are complemented by beautifully landscaped gardens and stunning panoramic views of the surrounding countryside.

This remarkable home has undergone a complete transformation, showcasing immaculate presentation and high-quality finishes throughout. With four spacious double bedrooms, two well-appointed bathrooms, and four inviting reception rooms, there is an abundance of indoor and outdoor space for families to enjoy. The stylish interiors are designed to provide both comfort and elegance, making it the perfect setting for family gatherings or entertaining guests.

Situated on a private lane, this property is set back from the road, ensuring peace and tranquillity while still being conveniently located. The wrap-around gardens offer a serene escape, ideal for enjoying the beauty of nature right at your doorstep.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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# Todmorden Road, Bacup, OL13 9TZ

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- An Exquisite Farm House
- Modernised Throughout
- Gated Off Road Parking
- Tenure Freehold
- Four Double Bedrooms
- 7.5 Acres Of Land With Large Barn, Stables And Store Rooms
- Council Tax Band E
- Perfect Equestrian Property
- Four Grazing Fields
- EPC Rating D

## Ground Floor

### Entrance

Composite double glazed door to the entrance porch.

### Entrance Porch

8'7 x 6'5 (2.62m x 1.96m)

UPVC double glazed window with stone sill, upright central heating radiator, spotlights, plumbing for washing machine, oak work surface, tiled flooring, oak door to the WC and kitchen.

### WC

5'6 x 3'4 (1.68m x 1.02m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with waterfall mixer tap, spotlights, tiled flooring.

### Kitchen

16'7 x 11'8 (5.05m x 3.56m )

UPVC double glazed window, a range of panelled wall and base units, solid oak surface, tiled splash backs, ceramic Belfast sink with mixer tap, four door Rangemaster cooker with a five ring gas hob and hotplate, integrated extractor hood, integrated AEG microwave, integrated fridge freezer, dishwasher, wine cooler, exposed beams, spotlights, centre island, tiled flooring, open to the lounge, oak door to the dining room.

### Lounge

13'6 x 10'2 (4.11m x 3.10m )

UPVC double glazed window, upright central heating radiator, exposed beams, spotlights, cast iron multi fuel burner with stone hearth, exposed brick surround, oak mantle, television point, under staircase storage cupboard, tiled flooring, oak door to the staircase to the first floor.

### Dining Room

12'7 x 11'1 (3.84m x 3.38m)

UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring, UPVC double French doors to the conservatory, oak door to the second lounge.

### Conservatory

12 x 11 (3.66m x 3.35m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, two feature wall lights, tiled flooring, UPVC double glazed French doors to the rear.

## Second Lounge

13'6 x 12'5 (4.11m x 3.78m)

UPVC double glazed window, central heating radiator, spotlights, exposed beams, cast iron multi fuel burner with slate hearth and surround, television point, wood effect laminate flooring, oak door to the barn.

## First Floor

### Landing

15'4 x 11'7 (4.67m x 3.53m)

Upright central heating radiator, storage cupboard, oak doors to four double bedrooms and bathroom.

### Bedroom One

22'6 x 21'5 (6.86m x 6.53m)

UPVC double glazed window, central heating radiators, spotlights, vaulted ceiling with mezzanine storage space, cast iron multi fuel burner with slate hearth and surround, wood effect laminate flooring, oak door to the en suite, UPVC double glazed French doors to the rear.

### En Suite

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed window, heated towel rail, a four piece suite comprising of a dual flush WC, direct feed rainfall walk in shower with rinse head, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, tiled elevations, LED charging mirror, inset shelving, spotlights, tiled flooring, oak door to the walk in wardrobe.

### Walk In Wardrobe

10'3 x 9'4 (3.12m x 2.84m)

Fitted wardrobes, fitted dressing table, spotlights.

### Bedroom Two

17'1 x 10'9 (5.21m x 3.28m)

Three UPVC double glazed windows, central heating radiator, spotlights, television point, fitted wardrobes.

### Bedroom Three

12'1 x 12'4 (3.68m x 3.76m)

UPVC double glazed window, central heating radiator, spotlights.

### Bedroom Four

13'7 x 8 (4.14m x 2.44m)

UPVC double glazed window, central heating radiator, fitted wardrobes and dressing table, spotlights, wood effect laminate flooring.

## Bathroom

9'10 x 9'5 (3.00m x 2.87m)

Two UPVC double glazed frosted windows, heated towel rail, a four piece suite comprising of a double direct feed rainfall walk in shower with rinse head, freestanding bath with mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, inset shelving, spotlights, tiled flooring.

## External

7.5 acres of land with two barns, two storage buildings, stables, tac room, gardens, slate paved patio area, mature shrubs, off road parking

## Main Barn

58'7 x 37'11 (17.86m x 11.56m)

Four stables, tac room, power, lighting, roller shutter door.

## Barn

### Entrance

14'2 x 7'1 (4.32m x 2.16m)

### Stable One

14'2 x 7'10 (4.32m x 2.39m)

### Stable Two

14'2 x 8 (4.32m x 2.44m)

### Stable Three

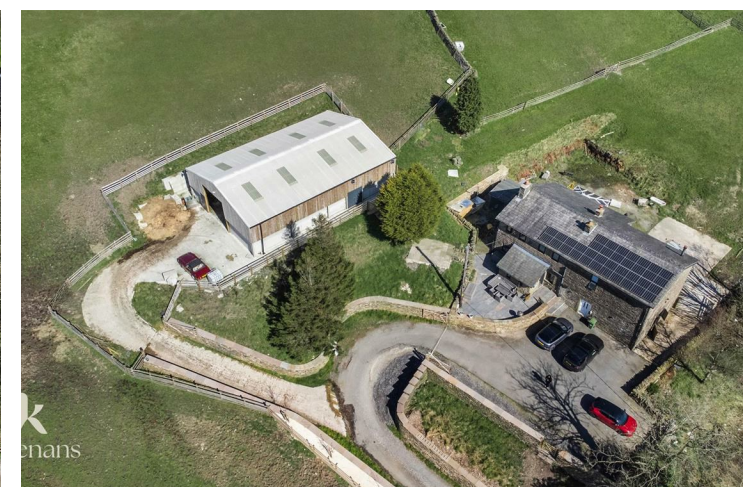
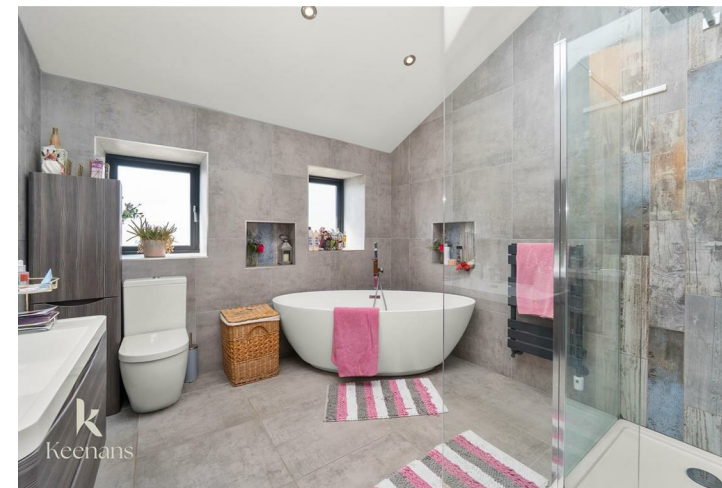
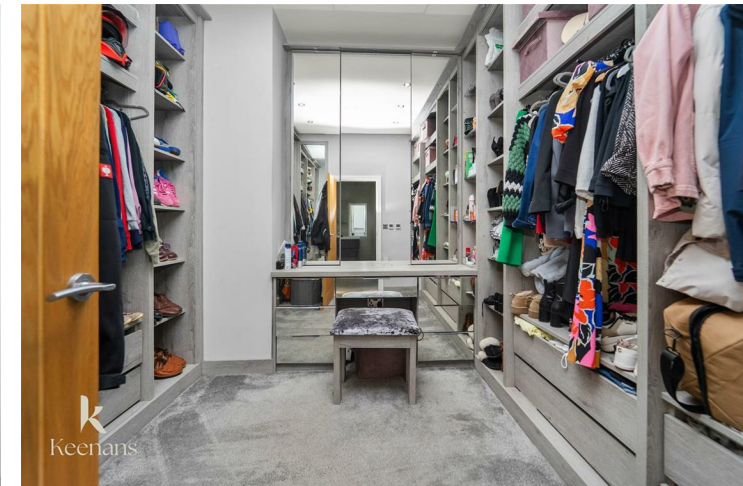
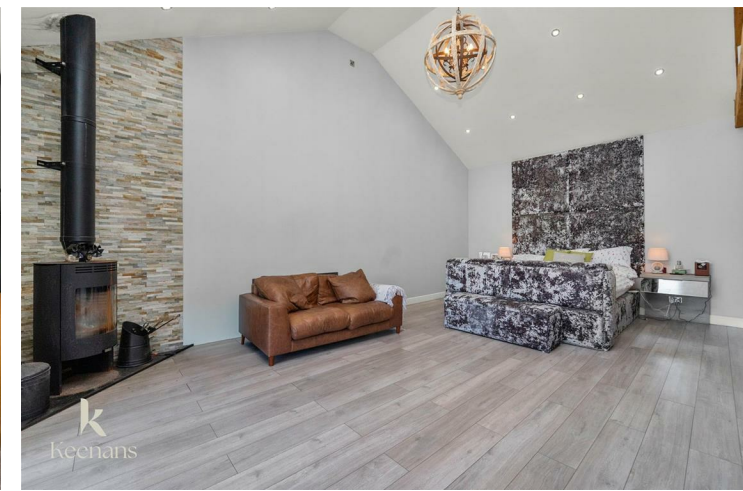
11'8 x 6'10 (3.56m x 2.08m)

### Stable Four

11'8 x 9'3 (3.56m x 2.82m)

### Store Room

11'10 x 8'2 (3.61m x 2.49m)



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