

ROCHDALE – FOUR MILES

M62 JUNCTION 21 – SEVEN MILES

High Barn Farm Facit, Whitworth, Rochdale, OL12 8LU

About 29 acres



Originally a farmhouse with adjoining barn this property was developed into a charming three bedroom residence some fifteen years ago with two lounges, living room/dining kitchen, utility, range of outbuildings and 29.80 acres of meadow and pastureland all freehold with vacant possession. The property is south facing with private access and is offered for sale with or without the farmland.

Access is from Market Street (A671 Rochdale Road), Facit, Whitworth, up Studd Brow and past St John's Church and Vicarage and next left onto the private driveway to High Barn.

Council Tax Band D

Energy Performance Certificate Band D

Viewing: Strictly by appointment through the selling agents.
Price: House Buildings and Surround £500,000 Farmland optional at £150,000
Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH
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High Barn Farmhouse was a renovation project circa year 2000 when the original farmhouse, adjoining barn and shippon were converted to a detached residence stone built under a stone slate roof. The accommodation now comprises:



Entrance Porch (5'10" x 4'4") Flagged floor, stable outer door and solid inner door, small front window.

Living Room Diner (13'10" x 12'5") Tiled floor, front window with undersill radiator, marble fireplace with Dimplex coal effect electric fire, exposed ceiling beam and window head beam, television aerial point, telephone point, two double power sockets.

Kitchen (12'3" x 6'1") tiled floor, rear window with exposed head beam, range of wall cupboards and worktop units incorporating a stainless steel sink unit, electric cooker with ceramic hob and ovens, space for fridge, space for dishwasher, oil fired central heating boiler, two double power sockets, door to snug lounge.

Snug Lounge (20'8" x 12'2") Fitted carpet, fully glazed front stone arch with double doors to the front patio, rear window with undersill radiator, exposed ceiling beam and rear window head beam, stone built fireplace with timber beam and flagged hearth with combustion stove, stairway to the first floor, wall radiator, three double power points.



Main Lounge (26'5" x 12'8") Fitted carpet, two marble step down from the snug lounge through a glazed door, gable window with undersill radiator, small front window, stone built fireplace with stone flagged hearth and stone flagged mantel, wall radiator, four double power sockets, single power socket, glazed door to the utility.



Rear Entrance Utility (13'0" x 6'7") Tiled floor, upper glazed rear entrance door, stainless steel single drainer sink unit with pine wall cupboard, wall radiator, plumbing for an automatic washer, fluorescent strip light, two double power sockets, cloakroom with low flush toilet and wash hand basin.

FIRST FLOOR

A carpeted single flight stairway leads from the snug lounge to a central landing with fitted carpet and sitting area (12'1" x 10'4") feature stone arch internal head beam, linen cupboard, wall radiator, beamed ceiling with Velux roof light, two double power sockets, entrances to the three bedrooms and the bathroom.



Bedroom 1 (21'2" x 12'5") Apex ceiling with exposed timbers, front, rear and gable windows, fitted carpet, wall radiator, four double power sockets.



Rear Bedroom 2 (17'0" x 13'0") Beamed ceiling to the eaves with Velux roof light, gable window with undersill radiator, low window, fitted carpet, two double power sockets.



Front Bedroom 3 (16'6" x 13'0"/7'0") Beamed ceiling to the eaves with Velux roof light, gable window with undersill radiator, low window, fitted carpet, three double power sockets.



Bathroom (10'2" x 8'4") Beamed ceiling with Velux roof light, wall tiling to dado height with wall radiator, three piece suite with panelled bath, pedestal wash basin, low flush toilet all in white with gold fittings and matching shower closet.



Outside. Flagged patio to the front with wrought iron fence and gate on a dwarf stone wall surround. Cobbled parking/turning area to the front. Rear lawn with raised flower bed and flagged pathway to the rear entrance utility.



House east gable lean-to kennels (19'9" x 10'0"/5'3") constructed of stone walls under a slate roof with flagged floor, concrete block inner wall, double power socket.

House west corner attached stable (12'4" x 10'9"/9'6") constructed of stone walls under an apex stone slate roof, concrete block inner wall, concrete floor, front stable door and rear door, two small concrete block wall pens.

Sheep handling pens with footbath race.

Range of loose boxes varying in size constructed of timber or concrete block walls under felt or corrugated tin roofs.

Timber poultry cabin.

Livestock shed (40'0" x 18'0") constructed of concrete block walls externally rendered under an apex steel sheet roof with concrete floor and nine concrete block walled pens in varying sizes.

Services. Mains electricity. Spring water supply. Septic tank drainage. Oil fired central heating. Double glazed windows throughout.



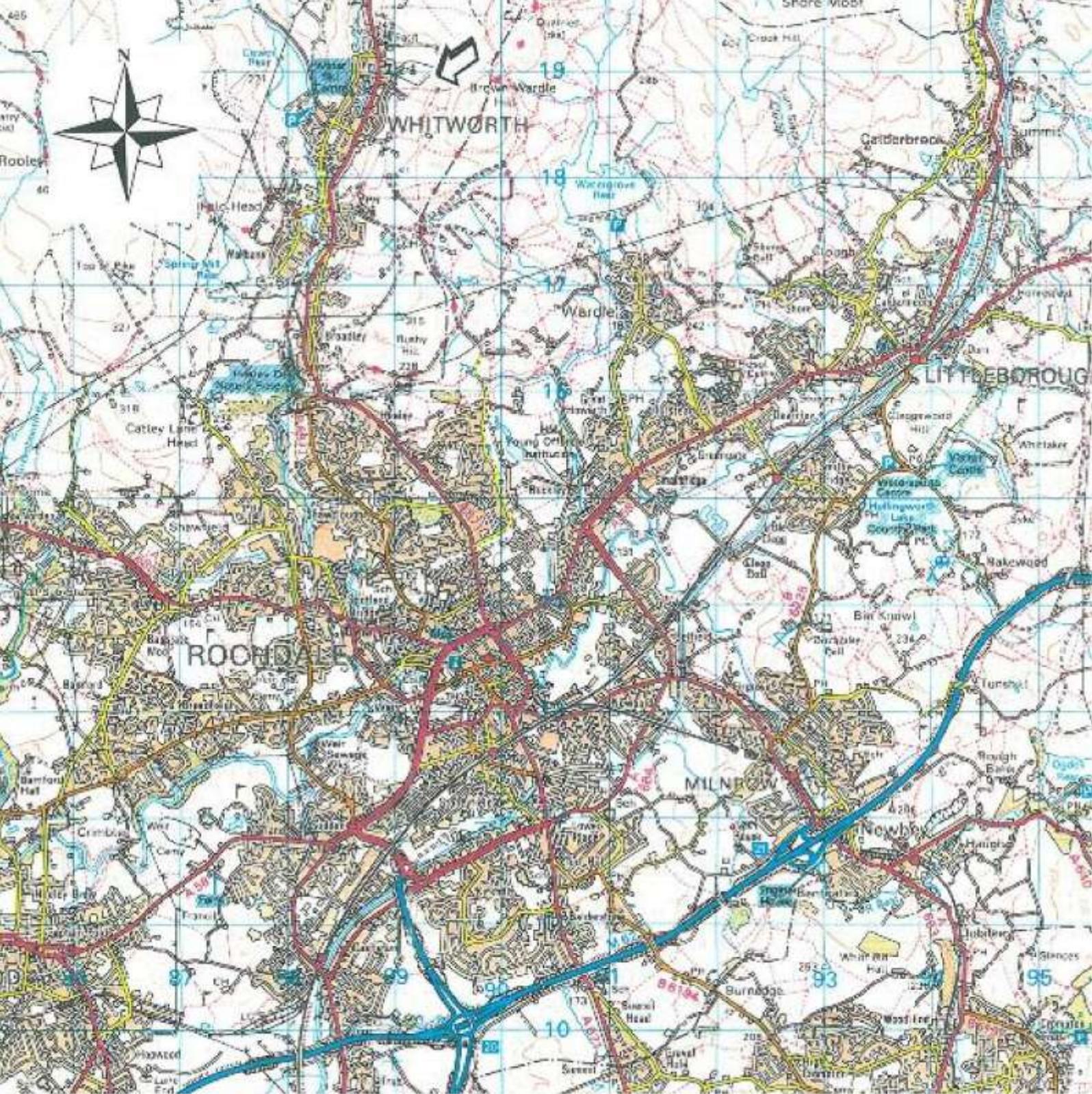
The optional farmland is shown on the attached plan with a boundary edged red. The schedule of field numbers and areas is as follows:

SD	8819 9132	0.87	2.15	pasture
SD	8819 9547	1.61	3.98	pasture
SD	8819 9925	0.48	1.19	pasture
SD	8819 0132	0.88	2.17	meadow
SD	8819 0342	1.40	3.46	meadow
SD	8819 0854	1.70	4.20	meadow
SD	8819 1434	3.46	8.55	pasture
SD	8819 2052	1.48	3.66	meadow
SD	8819 9630	0.18	0.44	house and lane

12.06 hectares 29.80 acres



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