



STUNNING CONTEMPORARY FARMHOUSE WITH PANORAMIC VIEWS & UP TO 18 ACRES

BIRDS FIELDS FARM
ASHWORTH ROAD, ROCHDALE, LANCASHIRE OL11 5UN

Freehold

savills

RECENTLY EXTENDED AND REFURBISHED STONE AND BRICK BUILT FARMHOUSE

BIRDS FIELDS FARM ASHWORTH ROAD, ROCHDALE, LANCASHIRE OL11 5UN

Freehold

5 Bedrooms & 4 Bathrooms ♦ 3 Reception rooms ♦
Breakfast kitchen with AGA ♦ Utility/Boot room ♦ Large
double garage ♦ Stables ♦ nearly 1.5 acres and up to 18.3
acres available ♦ EPC rating = D

Situation

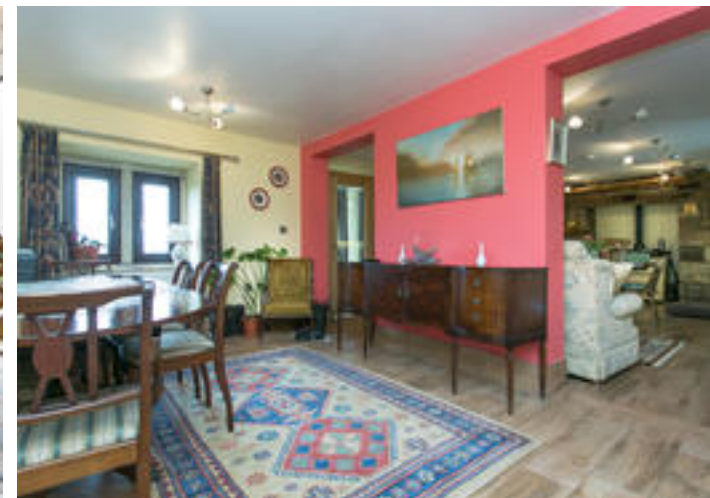
Norden village: 2.5 miles, Rochdale: 5 miles, Bury 5.5 miles, Rossendale: 5.5 miles, M62: 6.5 miles, Bolton: 11 miles, Manchester City Centre: 12 miles

In an elevated and rural setting it is hard to believe this property is only 12 miles from the centre of Manchester. Set at the head of a long driveway within nearly 1.5 acres of garden and a small paddock the property has uninterrupted views over the surrounding hills towards the Pennines and the Manchester conurbation. There are many amenities within a few minutes drive and the proximity to the M66 and M62 provides good access to the North West's commercial centres as well as Leeds and Huddersfield. The Metrolink extends to both Rochdale and Bury providing commuting access to the city centre. Rochdale Golf course is close by and there are many leisure facilities within easy reach including the dry ski slope at Rossendale.

Description

Birds Fields Farm was thoroughly refurbished and extended in 2011 and is constructed of local stone and brick under a lovely stone flagged roof. All the principal rooms take full advantage of the superb views to the south east. There is stone detailing to the windows with low maintenance double glazed windows and LPG central heating. A courtyard area extends to the front offering plenty of parking and beyond, there are stables and space for parking a caravan or boat. There are contemporary bathrooms, three of which are en suite.

The front door opens into a galleried hallway with an oak staircase and balustrade. A tall window provides the first taste of the views. A cloakroom and a separate w.c. are located off a separate inner hall area. To the right of the hall is a dining or sitting room which opens off to the farmhouse kitchen with granite surfaces, a dual aspect and deep stone sills to the mullion windows. An AGA takes pride of place and there are other appliances including an integrated fridge, freezer and dishwasher. A utility room with mullion windows, a Belfast sink and a washer and dryer area has a door to



outside, so doubles up as a very useful boot room.

From the hall, on the left off the inner hall area is the dual aspect lounge with its magnificent stone fireplace fitted with a 'wood' burning stove powered by LPG. There are stone mullion windows and a door off to a rear hall with a door to the garden and internal access to the attached double garage. An opening leads from the lounge into the study or formal dining room with two windows to the rear and an opening to the main hall.

On the first floor the gallery landing leads through to the master bedroom suite which has a triple aspect with mullion windows and oak beams. An en suite shower room lies off. The guest suite lies adjacent to the master suite and features a well appointed en suite shower room. Adjoining the main landing is a large house bathroom and off the left of the hall is a further bedroom suite with an en suite shower room and mullion windows with lovely views. The large fourth bedroom is accessed through the fifth bedroom, so could be utilised as a generous dressing room, an adjoining study away from the rest of the house, or as a bedroom. The fourth bedroom has useful under eaves storage and four Velux windows.

The double garage lies alongside the house and has internal access. There are two roller style doors.

Local Authority:

Rochdale Borough Council

Viewing:

Strictly by appointment with Savills

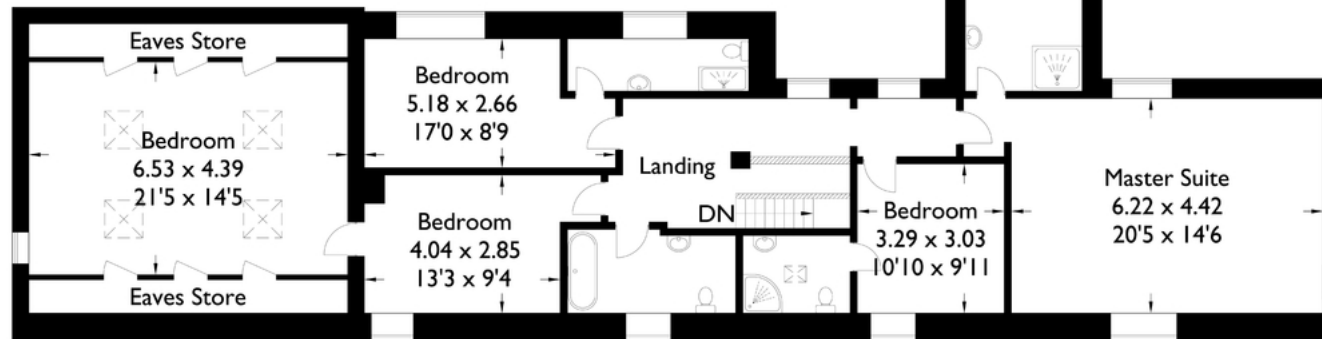
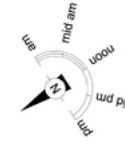


BIRDS FIELDS FARM

Approximate Gross Internal Area : 250.91 sq m / 2700.77 sq ft

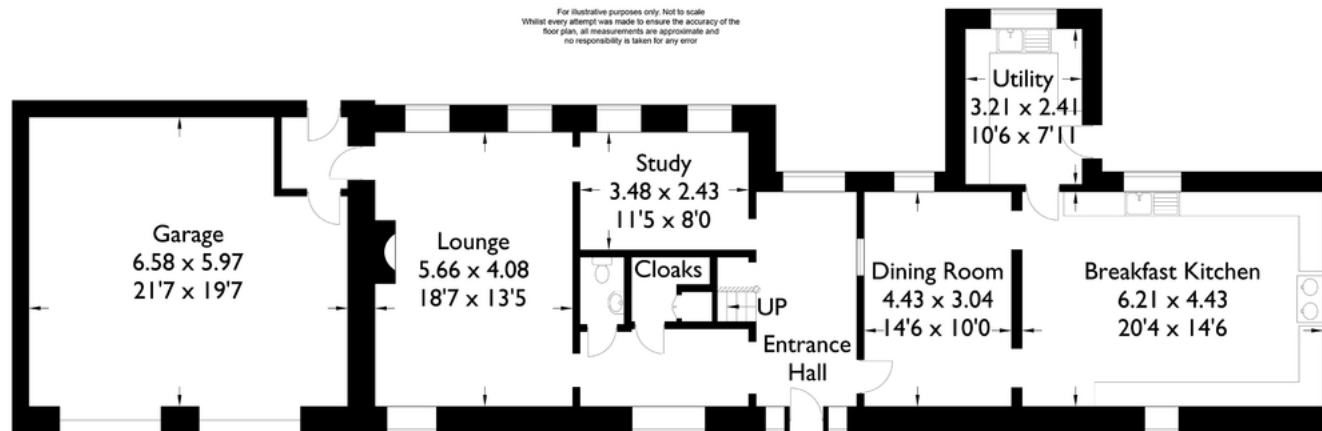
Garage : 39.28 sq m / 422.80 sq ft

Total : 290.19 sq m / 3123.57 sq ft



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 71026022 : 107694 : MH - Photographs and details prepared June 2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Wilmslow
wilmslow@savills.com
01625 417450

savills.co.uk