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THE FARMHOUSE
Hollingworth Lake

The Farmhouse

- Exceptional Architecture
- Magnificent Panoramic Views of Hollingworth Lake
- Over 8 Acres with Stables
- Excellent Privacy Gated with a Sweeping Driveway
- Five Bedrooms all En-Suite
- Orchard Gardens



Littleborough

The Farmhouse is situated in a commanding position and affords magnificent panoramic views of Hollingworth Lake and the surrounding nature reserve. Accessed via a gated private driveway that leads to The Farmhouse where a second set of private gates offer the property exceptional privacy. The architecture showcases both a traditional farmhouse style with a modern layout and is immaculately presented with some state of the art touches.

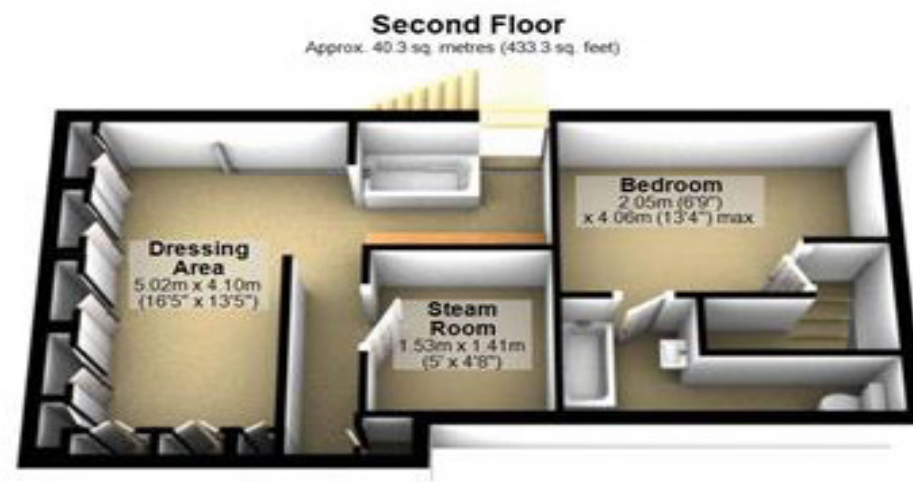
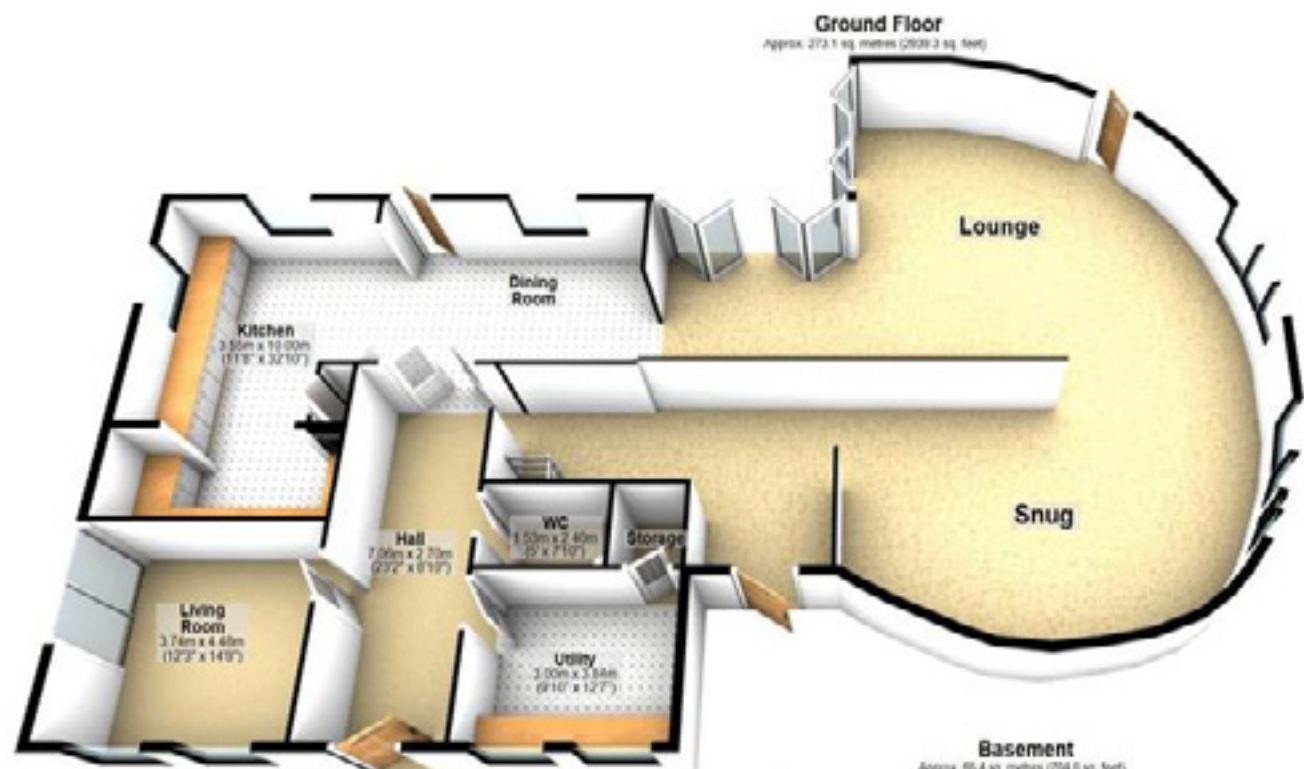


On the ground floor, the entrance hallway leads to a sitting room, fully fitted dining kitchen, dining room, reading room, family room with study space, utility room and a separate w.c. The lower level offers a vaulted play room, plant room and garage access. The first floor accommodation in brief comprises of four good sized bedrooms all with en-suite facilities, the master bedroom suite is a duplex with a fully fitted dressing room and steam room. A further double bedroom with ensuite is found on the second floor.

Externally the property's grounds measure to be over 8 acres and are split into formal garden lawns with an orchard all with lake facing views. The family garden to the east adjoins the stables currently converted in to an annex entertaining space, however there is space to add additional stabling for someone with equine pursuits. The property is conveniently located to be within walking distance to the many wine bars and restaurants surrounding Hollingworth Lake. A comprehensive road network system can be reached within minutes, with key roads bringing Liverpool, Manchester, North Wales and the Midlands within commutable distance. Likewise, there are excellent rail links and metro services, while Manchester and Liverpool International Airports are within an hours drive. The popular schools would be Bury Grammar and Rushworth School.

A private showing is advised to fully appreciate the setting and property on offer.





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The Farmhouse

Hollingworth Road

OL15 0AZ

Asking Price : £1,625,000

Tenure : Freehold

Local Authority : Rochdale Borough Council

EPC Rating : E



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