

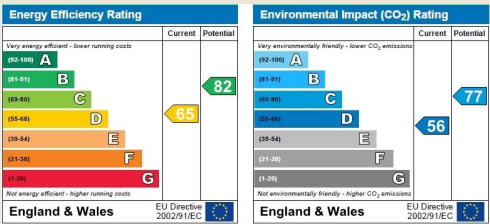


Todmorden Road, Bacup

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- Stunning Equestrian Property
- 6 Acres of Grazing Land
- Detached Farmhouse
- Four Bedrooms
- Three Reception Rooms
- Two Stables
- Tack Room with Loft Space
- Driveway and Parking
- Beautiful Countryside Views

Viewing: By appointment via the agent:
01706 215618



Introduction

THE PERFECT EQUESTRIAN SETTING!

In the rolling countryside hills of Bacup stands this remarkable, four bedroom detached farmhouse boasting six well maintained acres of grazing land, two large stables and a spacious tack room! With a homely flow of neutral decor combined with traditional features, such as restored beams, a country style kitchen and cosy, yet spacious bedrooms, Old Doals Farm is IDEAL for a growing, equestrian loving family!

Comprising briefly; Entrance porch which provides access to the fitted kitchen, which stems to a formal front reception room and a cosy family room. The front reception room houses a staircase to the first floor and the family room provides through access to a second reception room and a conservatory at the rear; where you can sit and appreciate the stunning surrounding vistas. To the first floor you will find four bedrooms, and a bathroom suite with separate WC with his and hers wash basins. Externally this fantastic residence features wraparound gardens, including an elevated decked terrace - perfect for summer barbeques, and an extensive lawn, as well as the six surrounding acres where you will find a pond. There are two stables adequate for two 17 hand horses, a tack room and over head storage space where the water tank is stored for the stables.

Viewings are highly recommended to appreciate what this property has to offer, call our Rawtenstall team for further information or to arrange a viewing with a member of our sales team.

Ground Floor

Porch

2.74m x 1.83m (9' x 6') UPVC double glazed front entrance door, two UPVC double glazed windows, tiled flooring and a UPVC double glazed door to kitchen.

Kitchen

4.27m x 3.35m (14' x 11') UPVC double glazed window, a range of painted wood wall and base units, laminate worktops, tiled splash backs, Rangemaster oven with multi-ring hob and extractor hood, ceramic sink with drainer and chrome mixer tap, plumbing for washing machine, integrated fridge freezer, tiled flooring, exposed beams, single glazed double doors to reception room one, single glazed door to reception room two.

Reception Room One

3.96m x 3.05m (13' x 10') UPVC double glazed window, central heating radiator, exposed beams, living flame gas fire to chimney breast with marble surround, door to staircase to first floor.

Reception Room Two

3.68m x 3.38m (12'1 x 11'1) UPVC double glazed window, central heating radiator, television point, UPVC double glazed French doors to conservatory and door to reception room three.

Reception Room Three

3.96m x 3.68m (13' x 12'1) UPVC double glazed window, central heating radiator, exposed beams and stone chimney breast with open flue.

Conservatory

4.27m x 3.66m (14' x 12') UPVC double glazed surround, pitched polycarbonate roof, tiled flooring, storage heater and French doors to rear.

First Floor

Landing

Split level.

Ceiling rose, loft access, fitted closet, doors to four bedrooms, bathroom and WC.

Bedroom One

3.96m x 3.66m (13' x 12') UPVC double glazed window with open views, central heating radiator and a television point.

Bedroom Two

3.96m x 2.13m (13' x 7') UPVC double glazed window with open views, central heating radiator and a television point.

Bedroom Three

3.35m x 3.05m (11' x 10') Two UPVC double glazed windows, central heating radiator and television point.

Bedroom Four

3.38m x 1.83m (11'1 x 6') UPVC double glazed window, central heating radiator and loft access.

Bathroom

3.05m x 1.52m (10' x 5') UPVC double glazed frosted window, two piece suite comprising corner wood panelled bath with shower attachment and LED lights, corner Jacuzzi steam shower with radio and LED lighting.

WC

UPVC double glazed window, his and hers counter top wash basins with vanity unit, low base WC unit, tiled elevations, tiled flooring and a chrome heated towel rail.

External

6 acres of grazing land, raised decking surrounding the property with space for dining area. Two stables and a tack room, each measuring 16' x 11' - loft space above totalling 40' x 30' which has been recently re-roofed.

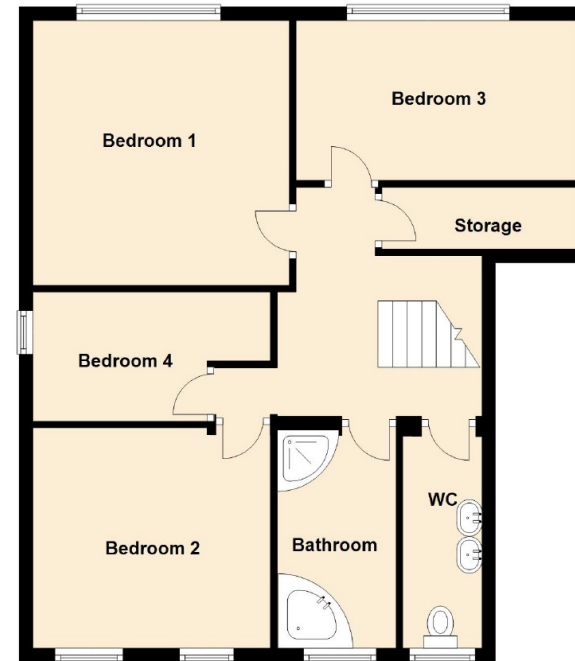
Private road and driveway for several vehicles.



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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