

Birchinley Hall, Wildhouse Lane, Milnrow



**A WONDERFUL GRADE II LISTED BUILDING DATING BACK TO 1612
WITH STABLES AND 6 ACRES OF GRAZING LAND**



This wonderfully spacious 5 bedroomed detached farmhouse, is situated in a superb idyllic position at the foot of the Pennines, equidistant between Littleborough and Milnrow Centres, with all the usual local amenities available nearby. The property is extremely well presented internally, with a wealth of period features, oozing charm and character throughout, with stone mullioned windows and character beamed ceilings. The property enjoys extensive gardens and wonderful countryside views, with stable, tack room, and 6 acres of grazing land.

VIEWING COMES HIGHLY RECOMMENDED

ASKING PRICE : £750,000

To view this property contact:

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE HALL

A wonderful entrance giving access to the lounge and dining room and a wonderful Birchinley Hall Crest inscribed within the internal window frame.

Through LOUNGE

6.7 x 3.4 metres plus 3.1 x 1.4 metres (21'11" x 11'1" plus 10'2" x 4'7")

A wonderful spacious reception room with character beamed ceiling and feature stone walls, doors leading to side and rear gardens, solid wood floor

DINING ROOM - 5.9 x 4.7 metres (19'4" x 15'5")

A quite fabulous spacious dining area with wonderful central brick fireplace housing wood burning stove on a stone plinth, character beamed ceiling, timber and glazed opening doors to lounge, fabulous outlook over open countryside.





INNER HALL

Cupboard under stairs

CLOAKROOM

Low level wc, wash hand basin - modern matching suite in white, ceramic tiled floor, part tiled walls, spot lit ceiling

KITCHEN with BREAKFAST AREA - 6.6 x 3.7 metres (21'7" x 12'1")

A wonderful family room with fully fitted kitchen incorporating 1½ bowl sink unit, range of modern wall and base units with complementary work surfaces and built in double oven (including microwave), 5 ring hob and extractor hood, built in fridge, freezer, carousel cupboards, and central work surface, part tiled walls, character beamed ceiling with spotlights, tiled floor.

UTILITY ROOM / STUDY - 6.6 x 3.2 metres (average)(21'7" x 10'6")

Single drainer stainless steel sink unit, range of base units, tiled floor, stunning views to the rear of the property over open countryside, spot lit ceiling, stable style door to the side of the property.





First Floor

LANDING

A wonderful spacious landing area with feature stone walls and storage cupboards, wonderful outlook over the countryside to the rear of the property.

MASTER BEDROOM - 5.2 x 4.1 metres (17' x 13'5")

Dual aspect with fabulous views over the open countryside, wooden floor, covings and spot lights to ceiling, range of quality fitted wardrobes and bedroom furniture.

En Suite SHOWER ROOM

2.2 x 3.1 plus 1.7 x 0.9 metres (7'2" x 10'2" plus 5'6" x 3'3")

Shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls, wooden floor, spot lit ceiling





BEDROOM TWO - 3.4 x 3.1 metres (11'1" x 10'2")
Stunning views over open countryside, range of fitted wardrobes and bedroom furniture, wooden floor, spot lit ceiling.

BEDROOM THREE - 3.4 x 3.4 metres (11'1" x 11'1")
Feature stone chimney breast, quality wooden flooring.

BEDROOM FOUR - 2.6 x 2.7 metres (8'6" x 8'10")
Laminate floor

BEDROOM FIVE - 2.5 x 2.5 metres (8'2" x 8'2")
Solid wooden floor.





FAMILY BATHROOM - 3.4 x 2.0 metres (11'1" x 6'6")

A stylish quality bathroom comprising Victorian style bath with shower attachment, large vanity wash hand basin, low level wc, shower cubicle - matching suite in white, tiled floor and walls, spot lit ceiling, heated towel rail.

Separate WC - 2.0 x 0.8 metres (6'6" x 3'1")

Low level wc, wash hand basin, tiled floor, part tiled walls.

Externally

The property is set in a stunning rural position, accessed via its own private meandering driveway, with its own access gates, leading to a cobbled courtyard, with ample space for parking.

To the rear of the property is a large enclosed garden area, beyond which is 6 acres of grazing land, currently utilised for equestrian purposes, with a stable and tack room, ideal for prospective purchasers with horses or ponies, with extensive views over the adjoining land and surrounding hills.

COUNCIL TAX BAND

We understand the property is in Council Tax Band





VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

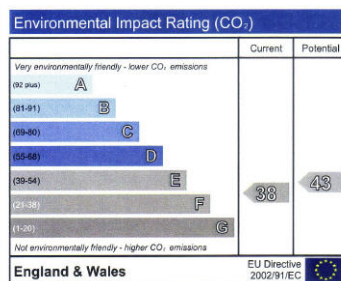
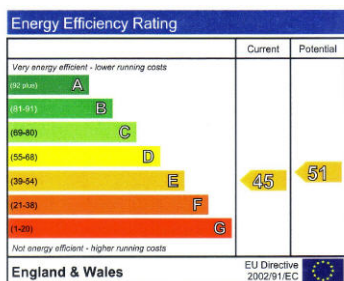
This fabulous property is situated at the foot of The Pennines, in a wonderful rural position, enjoying stunning panoramic views to the front and side of the property.

The property is equidistant between Milnrow and Littleborough Villages, with all the usual local amenities, including shops, schools, public transport and entertainment facilities etc available nearby.

Proceed from our Milnrow office down Dale Street, before turning right up Kiln Lane at the mini roundabout and shortly before The Gallows Public House turn left up Wildhouse Lane and when you see the advertisement for the Soccer Village, turn right and you will find the entrance to Birchinley Hall visible by our prominent agency board. Proceed up the lane and the property can be found on the right hand side, visible by our prominent agency board.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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