

# SHP

Smith Hodgkinson Pickervance

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## **UPTON ROSE FARM**

**ASTLEY ROAD  
ASTLEY MOSS  
IRLAM  
MANCHESTER  
M44 5LJ**

**OFFERS AROUND £499,950**

Smith Hodgkinson Pickervance, 69 Garstang Road, Preston, Lancashire, PR1 1LB  
Telephone : 01772 555403 Fax : 01772 885333 Email : [info@shpvaluersltd.co.uk](mailto:info@shpvaluersltd.co.uk)  
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A rural smallholding comprising a detached well appointed farmhouse, traditional barn outbuildings, yard areas, gardens and pony paddock with open countryside views all set in approximately 1.6 Acres (0.60 Ha).

The farmhouse requires completion of part refurbishment of this character farmhouse Planning permission has been granted to provide a ground floor farmhouse extension.

### **Farmhouse**

A detached farmhouse built of brick under pitch slate roof providing the following accommodation; all room sizes are approximate

### **Ground Floor**

#### **Side Entrance Porch**

**Entrance Hall** with cloaks room & stairs to first floor with understairs storage



**Lounge** 5.29m x 3.92m

A spacious lounge with feature contemporary fire surround and open fire. Single glazed sash windows to front and side. Fitted cupboard.

**Sitting Room** 3.84m x 3.46m

Open fire with tile hearth & surround. Single glazed sash windows to front.

**Kitchen** 3.64m x 3.92m

#### **Rear Entrance Porch**

Upvc double glazed external and internal door, single glazed sash windows to front & side

### **First Floor**

#### **Landing**



**Master Bedroom** 5.3m x 3.93m

A spacious master bedroom with feature cast iron fire place, single glazed sash windows to front and side.



**Bedroom 2** 3.64m x 3.92m

A double bedroom with feature cast iron fire place, single glazed sash windows to front.

**Bedroom 3** 3.4m x 3.59m max

Feature cast iron fireplace, Upvc double glazed window to rear.

**Bathroom**

**Gardens**

There are lawned gardens to the front and side of the farmhouse.



### **TRADITIONAL DETACHED BARNs**

Set within a courtyard are two detached barns plus rear yard with separate access, as follows;



#### **- Traditional Barn no.1 (40' x 18') (12m x 5.46m)**

Built of timber frame, timber clad under pitch slate roof comprising two bays open fronted, one bay stores with loft over.



#### **- Traditional Barn no.2 (39' x 18') (11.85m x 5.46m)**

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Built of timber frame, timber clad under pitch slate roof comprising one bay open fronted, two bays stores with loft over.



There is a useful rear yard with separate gate access from Astley Road at the rear of Traditional Barn no.2



**GRAZING Paddock**

In addition to the farmhouse, traditional barns and yard areas, there is a useful grazing turnout paddock beyond the side garden which is ideal for keeping a horse or pony.

The property is set within approximately 1.6 acres (0.60 Ha)

**Services**

We understand that there are mains water and electricity supplies. Septic tank drainage.

**Tenure**

We are verbally advised that the property is held freehold with immediate vacant possession available.

**Council Tax**

Salford City Council tax band 'E'

**Viewing**

Available by appointment contact 01772 5555403

**Directions**

From A57 heading east continue through Cadishead on Liverpool Road (becoming the B5320), under the railway bridge and after St Peter & St Paul's Parish Church turn left into Astley Road. Proceed along Astley Road and shortly after travelling along the moss, Upton Rose Farm is situated on the left.

The property is well located for Manchester city centre and the M6 motorway via Junc.21