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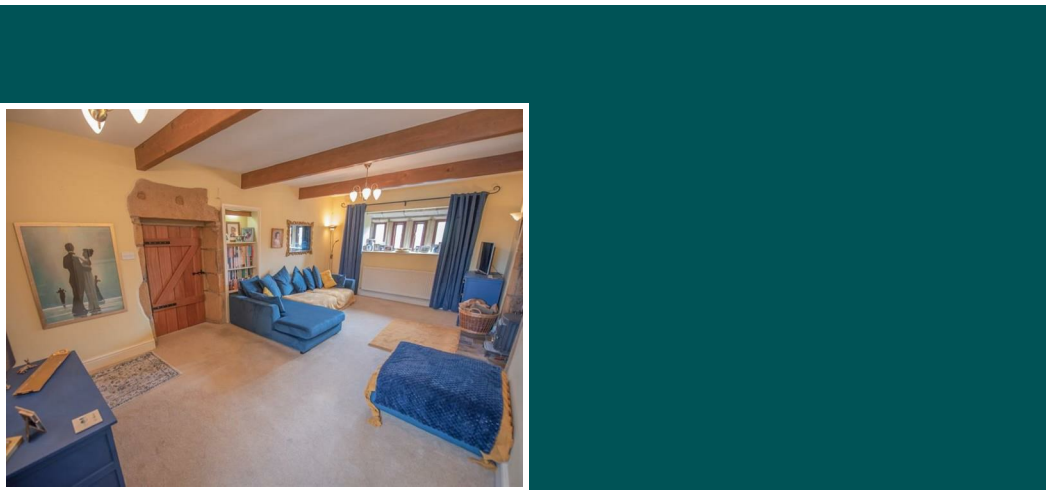
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Price Guide £999,950



Reedshaw Farm

**Cowling
BD22 0NA**



Council Tax Band: G



An exceptional Grade II listed farmhouse nestled within approximately 3 acres of picturesque grounds, boasting a ménage and five stables, with additional land available by separate negotiation.

Description

Reedshaw Farm is an outstanding five-bedroom Grade II listed former farmstead, set within approximately 3 acres of beautiful grounds. Approached via an impressive sweeping driveway, this substantial property offers around 3,175 square feet of versatile living space, combining period charm with practical family living in an idyllic rural setting.

The interior is rich in character, showcasing original features that reflect its historic roots. Exposed beams, traditional stonework, and mullioned windows create a warm, inviting atmosphere while offering a glimpse into the property's storied past. The ground floor boasts generous accommodation, including three spacious reception rooms that are perfect for both formal entertaining and relaxed family gatherings. Each room exudes charm, with feature fireplaces, exposed timber details, and large windows that allow natural light to flood in, enhancing the property's timeless appeal.

At the heart of the home is a large living kitchen, designed to be both functional and welcoming. This impressive space is ideal for family meals and socializing, with ample room for a dining area and direct access to the outdoors. The superb sunroom extension further enhances the ground floor, providing a light-filled sanctuary with panoramic views of the surrounding countryside. Additional features such as a tack room, a well-equipped utility room, and a convenient cloakroom add to the property's functionality, making it perfectly suited for modern family life.

Upstairs, the first floor continues to impress with five generously proportioned bedrooms, each thoughtfully designed to maximize comfort and privacy. The principal suite is a true retreat, complete with a spacious dressing room and a luxurious en-suite bathroom. Two additional bathrooms serve the remaining bedrooms, ensuring convenience for both family members and guests. The upper floor layout balances privacy with sociable living spaces, catering to the needs of a busy household while offering quiet retreats for relaxation.

Externally, Reedshaw Farm is equally impressive. The property enjoys extensive grounds featuring well-maintained lawns, mature trees, and picturesque garden areas. Two gated driveways provide ample parking, while a charming courtyard adds to the property's character and appeal. Equestrian facilities are a standout feature, with five large stables, a high-quality floodlit ménage, a feeding shed, and additional storage rooms. These facilities cater to both professional and hobby equestrians, offering excellent amenities for horse care and training. Planning permission has been granted for the addition of five new timber stables and an extension to the existing ménage, providing further potential for equestrian enthusiasts.

In addition to the main grounds, there is an opportunity to acquire an adjacent 7.89 acres of land with water by separate negotiation. This land, currently rented by the vendor, offers excellent scope for agricultural or equestrian use, enhancing the property's appeal for those seeking additional space. Furthermore, within the property's boundary lies a former water pumping station, which has recently secured planning permission for conversion into ancillary accommodation. This presents exciting possibilities for creating a holiday cottage, guest accommodation, or additional living space, subject to the necessary consents.

Reedshaw Farm is ideally located in the desirable village of Cowling, offering stunning views across open countryside and a peaceful, rural setting. Despite its tranquil location, the property is conveniently positioned for commuters, with excellent transport links to Manchester via the M65 and Leeds within less than an hour's drive.

This remarkable property offers a rare blend of historical charm, extensive living space, and superb outdoor facilities. Whether you're seeking a spacious family home, an equestrian property, or a rural retreat, Reedshaw Farm represents a unique opportunity that must be seen to be fully appreciated.

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