



FERNDALE

RIDING GATE





IMAGINE A PICTURESQUE COTTAGE NESTLED AMIDST A STUNNING GARDEN,
COMPLETE WITH A GENTLE STREAM AND A QUAIN T STONE BRIDGE.



WELCOME TO THE DELIGHTFUL 'FERNDALE' COTTAGE, PEACEFULLY LOCATED AT THE END OF THE PICTURESQUE RIDING GATE CONSERVATION AREA.

AS YOU APPROACH THE PROPERTY, YOU'LL BE GREETED BY THE SOOTHING SOUNDS OF A BABBLING STREAM THAT RUNS ALONGSIDE THE FRONT OF THE HOME.

THE WELCOMING STONE FAÇADE EXUDES A SENSE OF COSINESS. AS YOU APPROACH THE COTTAGE, YOU CAN'T HELP BUT BE ENCHANTED BY THE IDYLIC SETTING THAT SURROUNDS IT.





WELCOME HOME



STASH YOUR COATS AND MUDDY BOOTS IN THE STONE BUILT PORCH.

UPON ENTERING, YOU'LL BE GREETED BY A WELCOMING LIVING ROOM FEATURING EXPOSED WOODEN BEAMS, A RUSTIC FIREPLACE WITH WOOD BURNER STOVE, AND LEADED WINDOWS THAT OFFER STUNNING VIEWS OF THE TRANQUIL STREAM.







NEUTRAL DÉCOR CONTINUES THROUGH TO THE DINING ROOM NEXT DOOR. THE PERFECT SPOT TO GATHER WITH FAMILY AND FRIENDS AND ENJOY DELICIOUS MEALS IN A WARM AND WELCOMING ATMOSPHERE.







CONTINUE THROUGH TO THE KITCHEN/DINER WHERE BESPOKE WOODEN CABINETS OFFER AMPLE STORAGE SPACE FOR YOUR COOKWARE AND DISHES. CONTRASTING CREAMY COUNTERTOPS PROVIDE PLENTY OF SPACE FOR FOOD PREPARATION INCORPORATING A 4-RING HALOGEN HOB AND ELECTRIC OVEN BENEATH. THE SINK IS IDEALLY LOCATED BENEATH ONE OF TWO WINDOWS, WITH VIEWS OVER THE REAR GARDEN. THERE'S SPACE TOO FOR A FREESTANDING FRIDGE/ FREEZER. NEXT DOOR, A SUN ROOM PROVIDES A PERFECT SPACE TO HUNKER DOWN WITH A BOOK.

BACK IN THE DINING ROOM, AS YOU ASCEND THE PANELLED STAIRCASE, YOUR EYES ARE IMMEDIATELY DRAWN TO THE STUNNING EXPOSED WOODEN BEAMS THAT RUN OVERHEAD, ADDING A RUSTIC TOUCH TO THE SPACE.

THE FIRST FLOOR LANDING IS SPACIOUS AND BRIGHT, WITH NATURAL LIGHT STREAMING IN THROUGH A LARGE WINDOW THAT OFFERS QUAIN T VIEWS OF THE REAR GARDEN.

THE COTTAGE BOASTS THREE COSY BEDROOMS UPSTAIRS, EACH WITH THEIR OWN UNIQUE CHARACTER AND CHARM.

THE MASTER BEDROOM PERFECTLY BLENDS COMFORT AND STYLE, WITH ITS BUILT-IN WARDROBES AND ELEGANT FEATURE WALLPAPER, A SERENE AND PEACEFUL RETREAT LOOKING OUT OVER THE FRONT GARDEN.







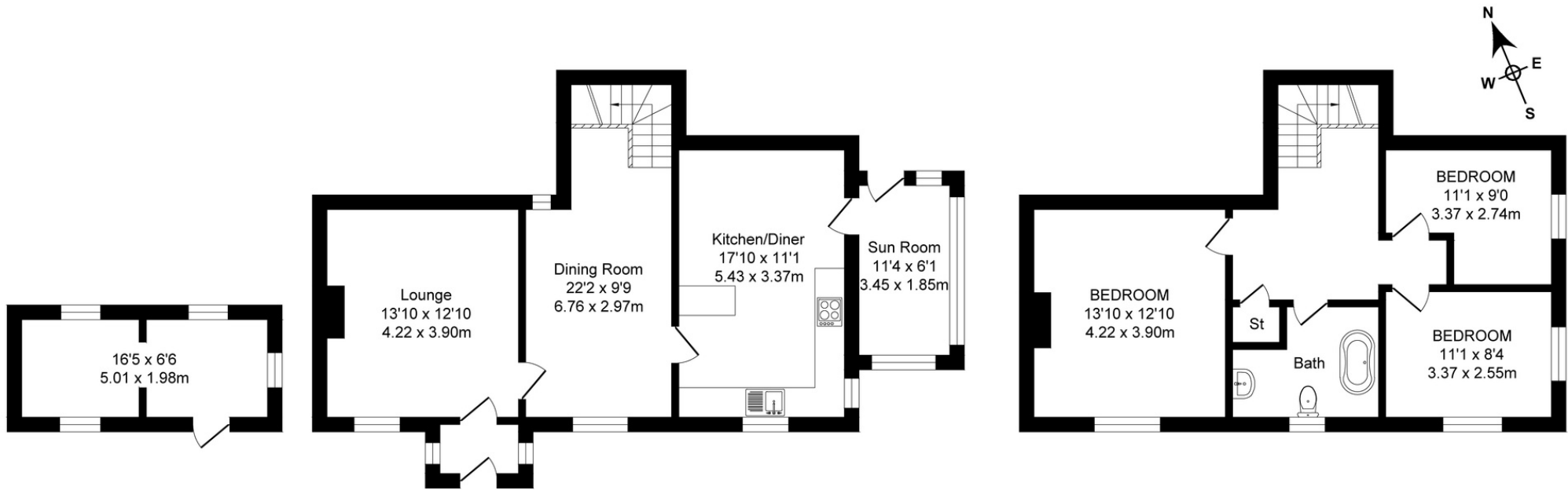
ALSO TO THE FRONT, DISCOVER BEDROOM TWO, A SPACIOUS DOUBLE BEDROOM, LIGHT, BRIGHT AND WELCOMING COURTESY OF TWO LEADED WINDOWS TO THE SIDE AND FRONT ASPECT. DECORATED IN SOFT GREY, THIS BEDROOM IS READY FOR YOU TO MAKE YOUR OWN STAMP.



NEXT DOOR, THE THIRD BEDROOM OFFERS SPACE FOR A SINGLE BED WITH VIEWS OVER THE REAR GARDEN.

SERVING THE BEDROOMS, THE THREE PIECE BATHROOM IS FITTED WITH WC, ROLL TOP BATH AND VANITY COUNTER SINK SET AGAINST TRAVERTINE-STYLE WALL TILING.





OUTBUILDING
APPROX. FLOOR
AREA 9.9 SQ.M
(107 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 63.2 SQ.M
(680 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 53.9 SQ.M
(580 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.0 SQ.M. (1367 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FEATURES:

- CHARMING DETACHED STONE COTTAGE
- PERFECTLY POSITIONED IN A QUIET CONSERVATION AREA
- THREE BEDROOMS
- TWO RECEPTION ROOMS PLUS SUN ROOM
- SPACIOUS UNIQUE PLOT
- REAR GARDEN WITH SUMMER HOUSE
- EPC RATED: E
- NO CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





A STONE BRIDGE LEADS FROM THE FRONT DOOR, INVITING YOU TO CROSS OVER THE STREAM AND EXPLORE THE GARDEN.

HEAD UP THE STONE STEPS THAT LEAD UP TO A CHARMING PATIO PROVIDING A PERFECT VANTAGE POINT TO APPRECIATE THE TRANQUIL BEAUTY OF THE WATER.

LUSH GREENERY, CREATES A PEACEFUL OASIS THAT IS PERFECT FOR UNWINDING AFTER A LONG DAY.



TO THE REAR, A COBBLED PATH LEADS UP THROUGH THE LAWN TO AN ELEGANT PATIO, THE PERFECT PLACE TO ENTERTAIN OR SIMPLY RELAX WITH A GOOD BOOK. WHETHER YOU'RE HOSTING A BARBECUE, PLAYING WITH YOUR CHILDREN OR SIMPLY TAKING IN THE SUNSHINE, THIS GARDEN OFFERS THE PERFECT OUTDOOR RETREAT FOR ALL OCCASIONS.

A DETACHED SUMMER HOUSE TO THE REAR OF THE LAWN LENDS ITSELF TO A VARIETY OF PURPOSES SUCH AS A HOME OFFICE, STORAGE FACILITY OR PLAY ROOM FOR CHILDREN. THE PROPERTY ALSO HAS THE ADVANTAGE OF PRIVATE PARKING AREA TO THE GABLE END OF THE PROPERTY.





OUT AND ABOUT

SO PEACEFUL, RIDING GATE ENJOYS ALL THE BENEFITS OF ITS RURAL SURROUNDINGS, WITH THE BONUS OF BEING ONLY A STONE'S THROW FROM CIVILISATION.

WHEN YOU ARE NOT BUSY RELAXING IN THE GARDEN, PUT ON YOUR WALKING BOOTS AND ROAM THE FIELDS AND FOOTPATHS SURROUNDING THE PROPERTY, SUCH AN IDYLIC LOCATION FOR DOG OWNERS OR FAMILIES WITH ADVENTUROUS CHILDREN.

WITH MILES OF MEANDERING FOOTPATHS TO FOLLOW, HEAD UP TO THE PACK HORSE AT AFFETTSIDE, OR THROUGH RIDING GATE TOWARDS BRADSHAW FISHERIES AND AROUND THE JUMBLES COUNTRY PARK.

LOCAL VILLAGE AMENITIES INCLUDE A LOCAL MORRISONS, CONVENIENCE STORE, POST OFFICE, DOCTORS, AND HAIRDRESSERS, ALONG WITH THE NEW BILL & COO AND NOOK AND CRANNY.

CHILDREN ARE ALSO SERVED BY A NUMBER OF EXCELLENT EDUCATIONAL ESTABLISHMENTS, INCLUDING CANON SLADE AND NEARBY TURTON HIGH SCHOOL ALONG WITH ST MAXENTIUS AND HARDY MILL PRIMARY SCHOOLS.

FOR ALL THE DELIGHTS OF VILLAGE LIFE, SURROUNDED BY COUNTRYSIDE YET SO ACCESSIBLE FERNDALE IS A HARD-TO-COME-BY HOME FILLED WITH RUSTIC CHARACTER.



AS YOU MAKE YOUR WAY TOWARDS THE FRONT DOOR, YOU CAN'T HELP BUT FEEL A SENSE OF PEACE AND TRANQUILLITY WASH OVER YOU. THE GENTLE SOUND OF THE STREAM, THE VIBRANT COLOURS OF THE GARDEN, AND THE COSY COTTAGE NESTLED AMIDST IT ALL CREATE A TRULY ENCHANTING AND MEMORABLE SCENE.

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