



The Boskins | Fern Hill Farm | Lanehead | Rochdale OL12 6BW

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The Boskins

Lanehead | OL12 6BW

Introducing a truly unique property with immense potential - a 17th-century barn conversion nestled in a semi-rural haven, offering a perfect blend of historic charm and contemporary living. This spacious residence presents an exciting opportunity for those seeking a distinctive home with character.

Situated in a picturesque semi-rural setting, this barn conversion is surrounded by the tranquillity of nature, offering residents a peaceful retreat while remaining conveniently close to modern amenities. The property enjoys the benefits of both privacy and accessibility, making it an ideal choice for those who appreciate the balance between country living and urban convenience.

With the right vision and expertise, this barn conversion presents endless possibilities for a dream home. Prospective buyers may consider converting the space into a luxurious family residence, a stylish holiday retreat, or even a unique event venue. The property is a blank canvas waiting for a discerning buyer to unlock its true potential and create a masterpiece of 17th-century charm and modern living.

The exterior of the property is a visual masterpiece, showcasing the authentic architectural features of a 17th-century barn. The age-old charm is evident in the rustic stonework that add to the property's unique appeal.

The existing internal layout consists of a family living kitchen, pool room, large workshop, lounge, main bedroom with en-suite, two further bedrooms and a family bathroom.

Step inside to discover a wealth of opportunities awaiting transformation. The expansive interior boasts voluminous spaces with a plethora of rooms and original features that can be seamlessly integrated into a modern design. The potential to create an open-plan layout, preserving the historical elements while introducing contemporary finishes, adds to the allure of this remarkable property.

This 17th-century barn conversion is not just a property; it's an opportunity to own a piece of history and create a home that truly reflects individual style and taste. Don't miss the chance to turn this enchanting space into a timeless masterpiece. Schedule a viewing today and embark on a journey to transform this historic gem into your dream home.



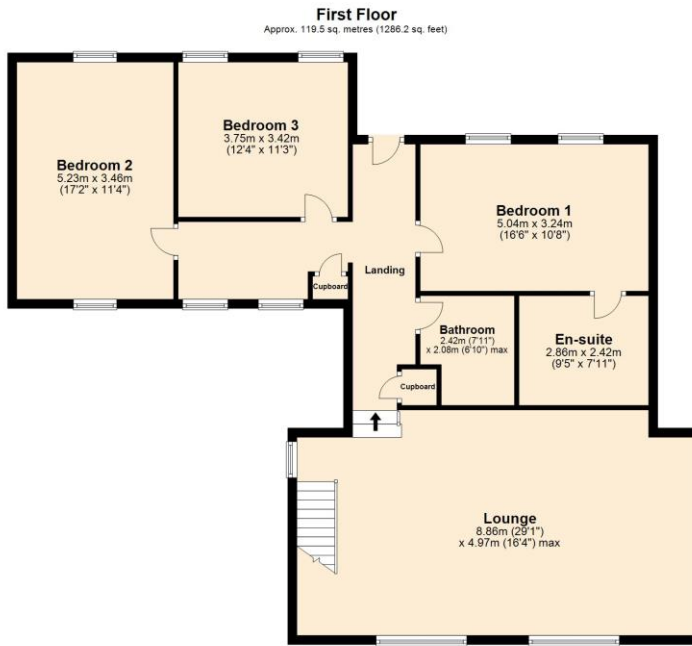
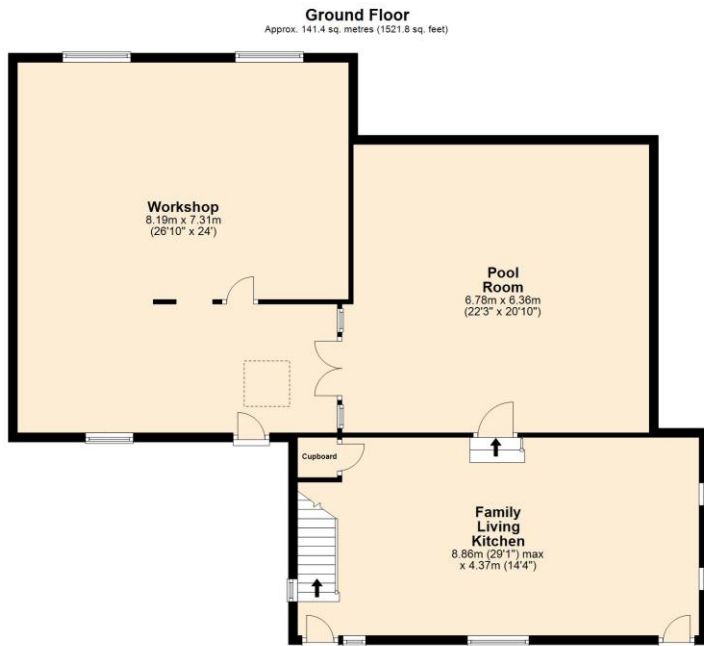
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To view this property call Reside on **01706 356633**





Total area: approx. 260.9 sq. metres (2808.0 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".