



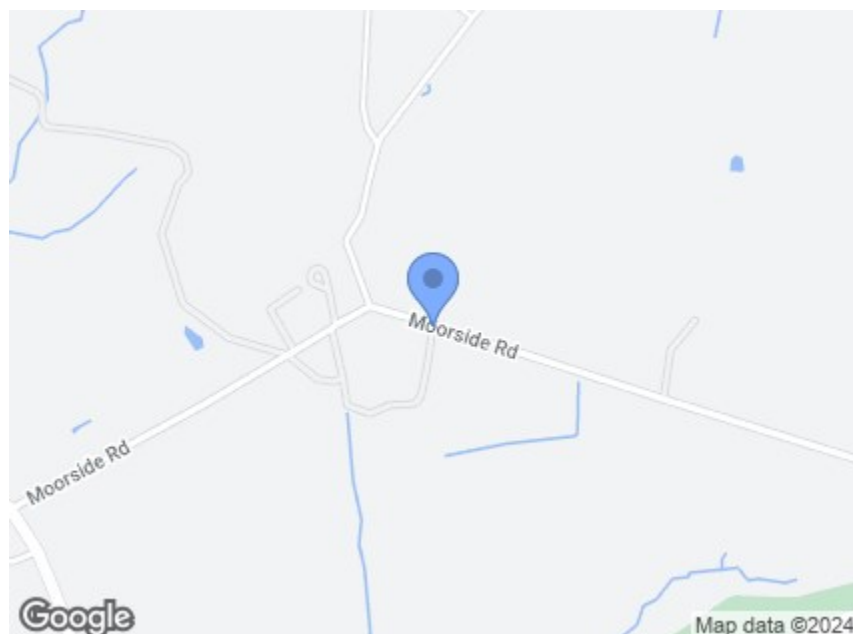
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GROSS INTERNAL AREA  
TOTAL: 196 m<sup>2</sup>/2106 sq.ft  
GROUND FLOOR: 126 m<sup>2</sup>/1357 sq.ft, FIRST FLOOR: 70 m<sup>2</sup>/749 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and then right onto Bolton St/A676. Continue to follow A676 and then turn right onto Bury Rd. Next turn right onto Broadhead Rd and then turn left onto Moorside Rd

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Bisley Farm Moorside Road

Turton, Bolton, BL7 0JZ

Offers in excess of £750,000



- Stunning historic farm house property built in 1623
- Grade 2 listed
- Laden with traditional and original features
- Tastefully extended in 2004
- 3 Bedrooms and 3 Reception Rooms
- Newly built stone stable block for 5 horses
- Approx 5 acres of Land
- Potential commercial opportunities



# Bisley Farm Moorside Road Turton, Bolton, BL7 0JZ

Built in 1623, Bisley Farm is a stunning Grade 2 listed farmhouse, brimming with tradition, character and style.

Sympathetically extended in 2004 by the current owners, this residence provides the perfect blend of atmospheric historic living with modern family practicality and luxury.

Situated in 5 acres of land with new build stables to house 5 horses, the property and land will be of significant interest to a wide range of buyers looking to explore a number of different options.

Bisley Farm is a superb personal residence which may also be viewed as a potential commercial opportunity, or as a mix of both.

Early viewing is highly recommended for a home of this prestigious nature situated in a highly sought after area and within an exclusive countryside community.

## Entrance Porch

4'11x 6'3 (1.50m x 1.91m)

A sympathetic extension built in 2004 provides a traditional entrance / boot room with adjoining shower / wet room. Designed and built with the practicality of country living in mind the entrance is a perfect introduction to this atmospheric and historic home.

## Ground Floor Wet Room

5'1 x 3'4 (1.55m x 1.02m)

Accessed via the entrance porch, the modern wet room was specifically built as part of the 2004 extension to enable those who have been enjoying the outdoor lifestyle to have access to full shower facilities before entering the main residence. A high quality, modern and practical space that will be undoubtedly be enjoyed and appreciated by the new owners of Bisley Farm.

## Second Reception Room / Office

13'1 x 17'3 (3.99m x 5.26m)

Currently used as a large office space this large reception room, with separate entrance to the front of the property, is part of the original farmhouse and has all the features you would expect for a property of this age, with exposed beams and stonework continuing the traditional and atmospheric feel and spacious nature of the residence.



## Ground Floor Bathroom

8'1 x 11'8 (2.46m x 3.56m)

Situated at the rear of the property and accessed via the Second Reception Room / Office this large family bathroom is tastefully decorated and finished to a very high standard.



## Living Room

16'7 x 17'3 (5.05m x 5.26m)

The spacious, yet cosy, main living area is at the heart of this home and is completely reflective of the style and history of the rest of the home. A huge original fireplace now houses a multi-fuel burner. York stone flooring and exposed beams speak to a history of roaring fires, entertaining and centuries of family gatherings.



## Alternative View



## Dining / Music Room

10'5 x 26'1 (3.18m x 7.95m)

Accessed from the living area, and forming part of the 2004 extension, this superb space offers options for a full dining room, music room or further reception room. The original external stone wall is exposed, providing the perfect modern room, whilst ensuring the new owners are attached to the beauty and tradition of the original materials. This space offers the new owners of Bisley Farm many options for their own family lifestyle.



## TV / Writing Room/ Snug

6'2 x 8'4 (1.88m x 2.54m)

The outstanding character of this home is probably no-more encapsulated in this delightful snug, situated off the main living area to the front of the property and part of the original building. Cosy and historic, this space is completely charming and offers many options for those looking for a quiet and contemplative area, or a playful den for younger ones.

## Open Plan Kitchen Diner

20'8 x 9'4 (6.30m x 2.84m)

The original farmhouse kitchen diner is fully in character with the rest of the property, with exposed wooden beams, tiled flooring and exposed original stonework, this space beautifully combines character and history with modern family life practicality.



## First Floor Landing

21'9 x 5'2 (6.63m x 1.57m)

Stairs leading from the second reception room bring us to the first floor landing, which provides access to the first floor. Part of the original building the characterful landing and corridor further underline the style, atmosphere and character of Bisley Farm.

## Bedroom One

19'7 x 13'5 (5.97m x 4.09m)

The very generous master bedroom has stunning views over the countryside, a potentially original cast iron fireplace and fitted wardrobes. Fully in character, spacious and historic, the master bedroom provides a perfect sleeping and relaxation space for the new owners.



## Bedroom Two

11'7 x 17'1 (3.53m x 5.21m)

This front facing bedroom with original feature window reveal is a spacious and charming double bedroom.



## Bedroom Three

10'6 x 12'4 (3.20m x 3.76m)

Situated in part of the 2004 extension this good sized double bedroom provides further sleeping accommodation in this spacious home. The bedroom itself benefits from real wood flooring, tying in the feeling of solidity and tradition, which are very evident throughout Bisley Farm.



## First Floor Bathroom

10'5 x 6'1 (3.18m x 1.85m)

Housed in the 2004 extension the first floor family bathroom is a modern and practical addition to the home, finished to a high standard.



## Rear Garden

The split level rear garden is in keeping with the tradition of the property, leading to garden sheds, storage options, greenhouses, wildflower features and woodland. Spacious with a farmhouse feel, the rear gardens are the entrance to the acreage, new build stone stables, and the stunning views that encapsulate this property.

## Land/Views

With approximately 5 acres of wild grassland leading to the stream at the bottom of the acreage, the land at Bisley Farm is currently used mainly for grazing, exercising and housing horses. A menage is also featured on exit to the stables underlining the idyllic setting of the home for anyone associated with equestrian activities.

The views over the land and surrounding countryside are spectacular, with green fields, paddocks and trees sweeping in front of the eye from all areas of the property.



## Stables

A substantial new build block in traditional stone and in keeping with the original building materials used on the farmhouse, with fully connected access to a water via a newly built bore hole, and fully connected to the electric grid, the stables at Bisley Farm are a defining feature of the property and land as a whole. Alongside stabling for 5 horses the building also contains a large hay storage area and a new septic tank has been built alongside.



## Front Driveway

A gated private driveway leads to the gardens and patio at the front of the house, and extends down the side and to the rear of the property. A secluded and peaceful entrance situated next to woodland with views over the adjacent fields.

Tenure - Freehold  
Council Tax - Blackburn and Darwen Band E