



Lydgate Farm | Stockport Road | Lydgate | OL4 4JJ

£795,000

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FINE & COUNTRY
Homes from Alan Kirkham

Lydgate Farm, Stockport Road, Lydgate

Set within nine acres of greenbelt land in a conservation area, the sale of Lydgate Farm and its outbuilding 'The Smithy' offers an extremely rare opportunity to acquire a prominent and most substantial Saddleworth property in a superb location.

Both properties are in need of total refurbishment offering massive scope for redevelopment in a beautiful setting with unrivalled views across the Saddleworth countryside. Details of conditional planning consent for conversion of 'The Smithy' into a four-bedroom dwelling with plans, are available at our Saddleworth office by prior appointment.

A Saddleworth property of great prominence, Lydgate Farm has been in the family of the current owner since 1919. Situated on the outskirts of the pretty village of Lydgate within a conservation area, the property has a superb elevated position with awe-inspiring panoramic views across the Saddleworth countryside.

"I truly believe the house has the best view in Saddleworth," says the current owner. "It's approximately 800 feet above sea level and from its windows you can look right across the valley to 'Pots and Pans' and 'Alphin' one of the largest hills in Saddleworth. The house itself is so distinctive, you can actually see it from the other side of the valley."

Grade II listed in 1986, Lydgate Farm dates back to the 1800's when local history states that it wasn't originally used as a farm, having been built by Lydgate grocer John Bostock who had acquired the land and surrounding fields around 1789.

The substantial nature of the property with four storeys including the lower ground floor is evidence that Bostock was a prosperous man and the handsomely built dwelling included all the architectural detailing of the period.

With its original acreage of around 25 acres and outbuildings, it is thought Lydgate Farm was used for farming purposes from 1832 onwards.

At some point before the current owner's family bought the property, it was split into three parts with interconnecting doors and comprised of around 18 rooms with three large hallways and two attic rooms.



The current owner's family ran Lydgate Farm as a dairy farm until the mid 1960's and the outbuilding, was used as a milking shed for the cows. Later this building became known as 'Lydgate Smithy' as the current owner's uncle was the local blacksmith in the village.

In the late 1990's the structural condition of Lydgate Farm radically deteriorated and over the last ten years, it has stood unoccupied. In recent years, the current owner began a programme of works to make the building structurally sound including a new roof and chimneys, the rebuild of a new gable wall and part of the front wall.

Although some structural work has been done, the property requires complete refurbishment. Internally the property is a shell with only the ground floor in place offering a prospective buyer huge scope to design the layout of the rooms.

Additional to the refurbishment of the house, there is further scope for development. The current owner has obtained conditional planning consent to convert the derelict detached outbuilding known as 'The Smithy' into a four-bedroom dwelling with accommodation over two floors. A Section 106 condition applies with a provision to carry out work to the exterior of Lydgate Farm to make it wind and watertight, before planning consent becomes effective.

The sale of Lydgate Farm and The Smithy also includes land to three sides of the property that totals approximately nine acres of greenbelt and offers massive potential for landscaping in a beautiful setting.

The new purchasers of Lydgate Farm will also take over the freehold of six cottages in Lydgate Village, which pays a yearly income of ground rent.

As Lydgate Farm has been in the family of the current owner for three generations, the decision to sell the property has not been taken lightly.

"I lived at the farm until I was 19 and my original intention was to refurbish the house and move back in. However, over the years the scale of the renovation and the sheer size of the property itself, has lead me to the conclusion that it should be sold for someone else to put their mark on it. I would be delighted to see it fully restored to its original use - a handsome and substantial family home with the best views Saddleworth has to offer."

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