



## Lane Foot Farm, Ealees, Littleborough, Greater Manchester, OL15 0HJ

Asking Price £1,500,000

**RYDER & DUTTON**  
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FOR SALE – Detached Farmhouse with 15 Acres, Ealees, Littleborough

A rare opportunity to purchase an exceptional detached farmhouse set within approximately 15 acres in the picturesque Ealees valley, only a short walk from Hollingworth Lake and conveniently close to Littleborough town centre with its mainline train station, shops, cafés and schools.

The land includes around five acres of mature woodland and ten acres of well-fenced grazing, all complemented by a mile-long private off-road track ideal for riding, track or strip grazing, cycling and walking. The property also features an impressive American barn with stabling and agricultural facilities, offering excellent scope for an education or therapeutic business (subject to consents). A charming stone stable block containing five stables benefits from planning permission for a two-bedroom bungalow, adding significant development potential. Additional outbuildings and field shelters provide further flexibility for animals, storage or hobby use.

Set within the tranquil environment of Hollingworth Lake Country Park, the grounds also include a peaceful meditation hut positioned beside natural waterfalls and streams. The substantial five-bedroom farmhouse offers highly versatile accommodation, with three kitchens and four bathrooms arranged so the house can be used as three separate living areas or as one spacious family home—perfect for multi-generational living or holiday let income. The property enjoys an attractive one-acre garden with orchard and the added advantage of its own private spring water supply.

This is an outstanding lifestyle property offering excellent potential for equestrian, agricultural, residential or business use. Early viewing is strongly recommended

EPC: F

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

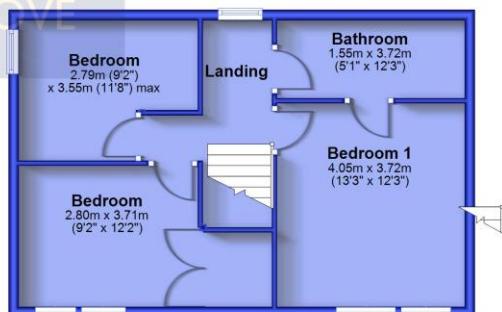




Lower Ground Floor



First Floor



Total area: approx. 247.9 sq. metres (2668.5 sq. feet)

#### Tenure:

Freehold

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. \*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

#### Council Tax Band:

G

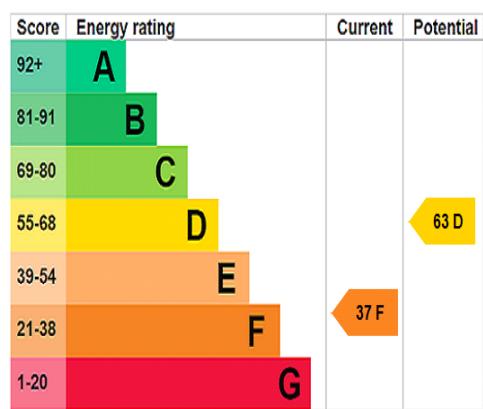
#### Viewing:

By appointment only through our Rochdale branch.

#### Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from Pollards Moving & Storage. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.





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Please Note: 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 representations 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.