



Dewhirst House
off Woodhey Grove, Rochdale OL12 9TX
OFFERS INVITED IN THE REGION OF £650,000

**A FABULOUS AND EXTREMELY SPACIOUS 6 BEDROOMED DETACHED RESIDENCE
SET IN EXTENSIVE GROUNDS WITH PRIVATE DRIVEWAYS OFF DEWHIRST ROAD AND WOODHEY GROVE.**

There is a large attached barn which would be suitable for conversion and there are additional stables and a first floor apartment, providing further accommodation. The property is not a listed building, despite dating back to 1684, but the property oozes sheer charm and character throughout with high ceilings, original fireplaces and many other original features. Despite its size, the property is tucked away on its own private development, accessed via 'in & out' driveways, yet is located on the doorstep of Syke Common and wonderful open countryside, with all the usual local amenities available nearby

VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE SHEER EXTENT AND POTENTIAL OF THE ACCOMMODATION ON OFFER

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance VESTIBULE

HALLWAY

Staircase to the first floor, open to:

**DINING ROOM - 4.6 x 3.6 metres plus 2.2 x 0.7 metres
(15'1" x 11'9" plus 7'2" x 3'1")**

A spacious reception room with bay window and feature fireplace

LOUNGE - 5.4 x 4.1 metres (17'8" x 13'5")

A second spacious reception room with bay window and feature fireplace

Breakfast KITCHEN - 5.2 x 4.8 metres (17' x 15'9")

Double drainer, stainless steel sink unit, range of wall and base units incorporating a central breakfast table, Aga cooker range, built in oven and Microwave



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UTILITY ROOM - 5.3 x 2.9 metres (17'4" x 9'6")

Access to basement, Belfast sink

Rear PORCH

INNER HALL (off dining room)

Storage cupboard

STOREROOM - 2.5 x 1.8 metres (8'2" x 5'10")

BEDROOM 6 / STUDY - 5.0 x 3.2 metres (16'4" x 10'6")

A double bedroom with access to the front of the property

SHOWER ROOM - 2.3 x 2.4 metres (7'6" x 7'10")

Shower cubicle, low level wc, wash hand basin

Basement

CELLAR ROOM - 2.7 x 5.5 metres (8'10" x 18')

Accessed via staircase from utility room



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First Floor

LANDING

GAMES ROOM - 5.0 x 8.8 metres (16'4" x 28'10")

A wonderful, spacious entertainment room with full sized Snooker table

BEDROOM ONE - 4.9 x 5.1 metres (16' x 16'8")

A spacious double bedroom, situated to the rear

BEDROOM TWO - 5.6 x 3.5 metres (18'4" x 11'5")

A spacious double bedroom, situated to the front

BEDROOM THREE - 3.8 x 3.5 metres (12'5" x 11'5")

BEDROOM FOUR - 2.9 x 3.8 metres (9'6" x 12'5")

BEDROOM FIVE - 2.8 x 2.9 metres (9'2" x 9'6")

Family BATHROOM - 2.9 x 2.3 metres (9'6" x 7'6")

Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in pink

Attached BARN

8.0 x 8.5 metres (26'3" x 27'11")

STORE - 2.5 x 2.5 metres (8'2" x 8'2")

Separate WC (accessed via the barn)

Low level wc



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Potential Apartment

Side ENTRANCE - 6.8 x 3.3 metres (22'3" x 10'9")

Staircase to the first floor

Open Plan LIVING SPACE - 11 x 6.9 metres (36' x 22'7")

Access to mezzanine (above the barn area)

MEZZANINE AREA 8.6 x 4.3 metres (28'3" x 14'1")

Stables

STABLE ONE - 4.0 x 3.3 metres (13'1" x 10'9")

STABLE TWO - 3.8 x 3.3 metres (12'5" x 10'9")

STABLE THREE - 2.5 x 3.0 metres (8'2" x 9'10")

Externally

The property is set in extensive grounds with 2 garages with remote control operated up-and-over doors and a garden storeroom, accessed off the rear courtyard and there extensive mature gardens to the side and rear of the property with 2 driveways providing in-and-out access from Woodhey Grove and Dewhirst Road with ample off street parking,

Development Potential

The property is not a listed building and hence, the property could be demolished and a new residential development provided on the site, subject to appropriate planning permission being obtained.

The property could also be split into 3 / 4 properties but prospective purchasers would need to take advice from a local Architect to establish the potential of the conversion.



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Services

The property benefits from all mains services, including a gas fired central heating system

Tenure

We understand the property is held Freehold.

Council Tax Band

We have been advised that the property is in Council Tax Band G

Energy Performance Certificate

Energy Rating E

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

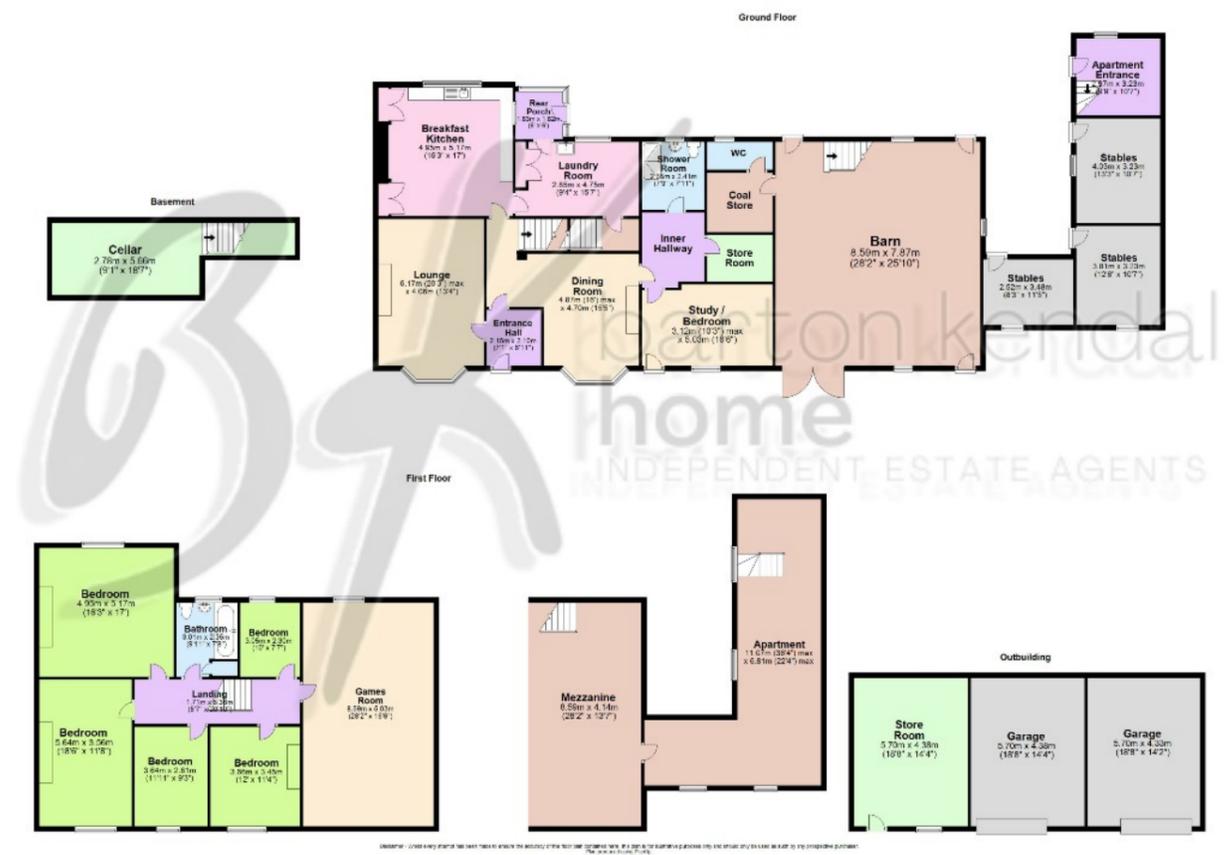


LOCATION

This wonderful family home is situated in a popular residential area, convenient for all the usual local amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Energy efficient



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