



**Birch House**  
**Market Street, Healey OL12 8RU**  
**ASKING PRICE £775,000**

**ADAMSONS BARTON KENDAL** are delighted to offer a unique opportunity to purchase this truly individual four bedroomed Character Property, set in approximately two acres of well maintained gardens and woodland, overlooking Healey Dell and enjoying stunning panoramic views over the Dell and the countryside beyond.

This fabulous prestige property stands impressively in its grounds, and provides extensive accommodation internally, with three spacious reception rooms, a large kitchen and vanity room at ground floor level. There are four double bedrooms and two bathrooms to the first floor and a fabulous cellar with 3 rooms and a store in the Basement.

Situated on the doorstep to Healey Dell Nature Reserve, the property has exceptional countryside walks nearby and is conveniently positioned for all the usual local amenities in Whitworth Village and Rochdale Centre is approximately 3 miles away, with commuter links to Manchester, Leeds and beyond. The property is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the extent and sheer quality of the accommodation on offer.

## **ACCOMMODATION**

### **Entrance Vestibule**

Access to the basement

### **Hall**

A stunning reception hall with spindle staircase running from the front to the rear of the property.

### **Lounge - 6.8 x 4.6 metres**

A dual aspect living room, enjoying stunning panoramic views with a fabulous marble fireplace with an open fire, decorative covings to the ceiling.

### **Dining Room - 5.4 x 4.5 metres**

Feature fireplace, decorative covings to ceiling, dual aspect windows - a spacious entertainment room.

### **Study - 4.5 x 3.6 metres**

Range of perimeter shelving,

### **Kitchen - 4.2 x 4.6 metres**

A country-style kitchen evoking a warm, inviting, and rustic atmosphere, with an Aga cooker, supplementing the heating system, a sink unit with a range of wall and base units with built in double oven and microwave., dual aspect windows, enjoying far reaching views over the open countryside.

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**Cloak Room** - 2.6 x 1.6 metres - Built in cupboards.

**Vanity Room** - 1.6 x 1.6 metres - WC, wash hand basin.

## **First Floor**

### **Landing**

An impressive traditional landing area with character covings to the ceiling.

### **Master Bedroom** - 5.4 x 4.5 metres

A stunning spacious double bedroom with built in wardrobes, decorative covings to the ceiling enjoying the panoramic views.

### **En-suite Bathroom** - 2.6 x 2.0 metres - Panelled bath with shower above, low level w/c, wash hand basin.

### **Guest Bedroom** - 4.5 x 3.4 metres plus 2.2 x 1.7 metres - A spacious double bedroom enjoying the stunning views.

### **Bedroom 3** - 4.5 x 4.5 metres - A third dual aspect double bedroom enjoying the wonderful views.

### **Bedroom 4** - 4.5 x 4.2 metres - A fourth double bedroom with a range of fitted wardrobes and bedroom furniture.

### **Bathroom** - 3.1 x 2.2 metres - panelled bath, shower, low level w/c, wash hand basin- modern suite in white.

## **Basement**

### **Cellar Room 1** - 5.3 x 4.5 metres - used as a utility room

### **Cellar Room 2** - 3.8 x 4.5 metres

### **Cellar Room 3** - 3.6 x 2.2 metres

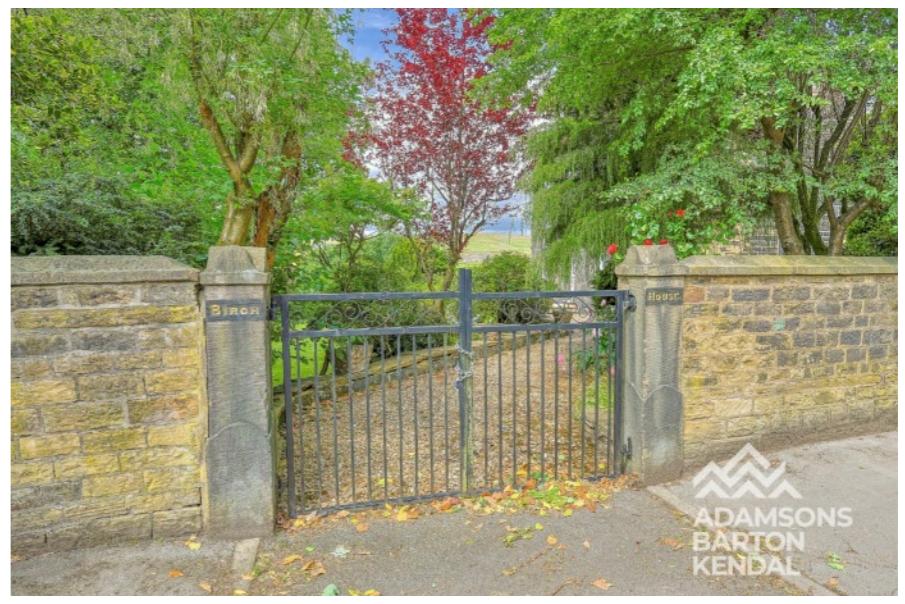
### **Cellar Room 4** - 2.3 x 2.0 metres



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

## ADAMSONS BARTON KENDAL

### External

The property is access via a cobbled court yard, off Market Street, Whitworth and this leads to a facing and secure double garage with storage area with remote control operated doors. The property sits in 2 acres of fabulous well maintained gardens and woodland, and you can enjoy the quite stunning picturesue views from the side patio area, which houses a greenhouse. The grounds could be split and part sold for residential development, with access off Station Road, but prospective purchasers would need to make their own enquiries of the planning authority to establish if this is feasible.

### Tenure

Freehold. The land will be sold Leasehold with a restrictive covenant for garden / woodland use.

### Council Tax Band

G

### Energy Performance Rating

TBC

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