



16 Meadowcroft Lane | Bamford | Rochdale OL11 5HN

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Occupying one of Bamford's most exclusive private plots, this architecturally distinctive detached residence offers luxury, versatility and future potential in equal measure.

Built in 2006 with clear influences from elegant American/Florida-style homes, this beautifully appointed property offers spacious and highly versatile accommodation extending across two floors whilst also boasting the option of further expansion.

bedroom also benefits from its own private en-suite and walk-in wardrobe, creating an unmatched level of luxury and privacy for each occupant.

Outside, the property is accessed via electric gates opening onto a large private driveway offering ample off-road parking, leading to an integral double garage. The extensive mature gardens provide a tranquil and secure outdoor retreat – ideal for family living and entertaining.

Upon entering, a welcoming entrance hall sets the tone, leading to an impressive selection of reception rooms including a formal lounge, sitting room, and dining room – all perfect for both relaxed living and entertaining. The well-equipped breakfast kitchen is complemented by a utility room whilst a downstairs WC completes the practical ground floor amenities.

Located in the desirable residential area of Bamford, the property enjoys excellent proximity to highly regarded local schools, transport links, and a range of shops, restaurants, and amenities. This is a rare opportunity to own a home that blends American architectural elegance with the best of British living.

A rare feature in UK homes, one of the three double bedrooms is located on the ground floor – complete with its own en-suite and walk-in wardrobe – making it perfectly suited for guests, relatives, or those seeking single-level living.

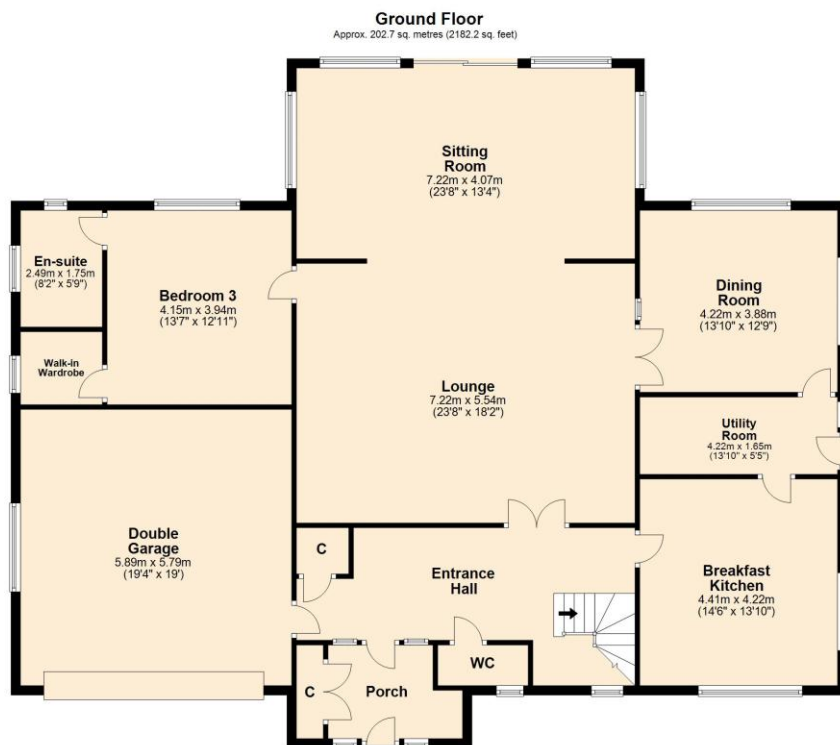
The home offers privacy, prestige, and space both inside and out — along with excellent scope to extend or reconfigure (subject to the necessary planning consents), making it ideal for discerning buyers seeking a long-term family home.

Upstairs, the main bedroom boasts an en-suite bathroom, spacious walk-in wardrobe and a study that provides an ideal space for working from home. The remaining

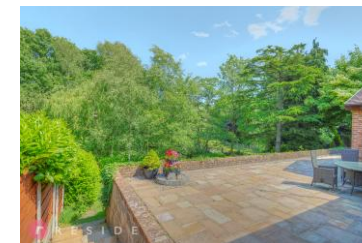




To view this property call Reside on **01706 356633**



Total area: approx. 289.1 sq. metres (3112.1 sq. feet)



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".