



Thornton House Trows Lane Rochdale, OL11 2UE

Upon entering this remarkable villa, you are greeted by a welcoming entrance hall adorned with exquisite stained glass ceiling panels, setting the tone for the home's distinctive charm. To the left, a large sunshine lounge awaits, featuring an impressive stone fireplace—perfect for cozy gatherings. On the right, you'll find a farmhouse-style kitchen, complete with rustic wooden beams and a separate utility room, offering practicality with a touch of traditional elegance. At the end of the hall, a period-style bathroom adds to the home's unique appeal, but the true standout is the bespoke bar area that leads into a vast games room. This extraordinary space, with its vaulted wooden ceiling, period fireplace, and French doors opening to the rear garden, is perfect for entertaining or adapting to a variety of uses. There's also a generous storage area and a cellar, adding to the home's practicality. Upstairs, the first floor features a family bathroom and a stunning panelled landing with a large window at the far end, creating an ideal workspace with beautiful countryside views. The three luxuriously sized bedrooms include a master suite with an en-suite bathroom. The master bedroom, previously two rooms, can easily be converted back, offering the flexibility to transform this into a 4-bedroom home without compromising on space or comfort.



3/4 Bedrooms

Almost 3,000 sq ft of accommodation

Private woodland location

3 bathrooms

Large Games room / bar

Oozing character and charm

Landscaped gardens

Traditional features

£460,000

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Entrance Hall 20' 10" x 5' 7" (6.36m x 1.71m)
Paneled walls. Door to lounge, dining kitchen, downstairs bathroom and bar. Feature stained glass ceiling panels that light up. Stairs to the first floor accommodation.

Lounge 30' 3" x 13' 3" (9.23m x 4.04m)
Grand feature stone fireplace with working fire. French doors to the rear and large windows to the front making this a sunshine room. Exposed beams.

Kitchen/Diner 19' 6" x 13' 8" (5.95m x 4.16m)
Traditional wood kitchen with range cooker, through the arch is the working end of the kitchen which is plumbed for an American style fridge/freezer, dishwasher and the sink, this can easily be sectioned off to create a real cooks working kitchen. Access to the cellar and utility room.

Bathroom 8' 7" x 8' 0" (2.62m x 2.44m)
ON the ground floor this large bathroom has a traditional Victorian feel with the high level flush w/c, pedestal wash hand basin and roll top bath. Period tiles to the walls and flooring.

Bar 15' 2" x 12' 11" (4.63m x 3.93m)

Games room 28' 7" x 21' 3" (8.71m x 6.48m)

Storage 12' 5" x 3' 8" (3.78m x 1.12m)

Master bedroom 21' 11" x 6' 9" (6.68m x 2.06m)

En-suite 7' 10" x 6' 5" (2.39m x 1.96m)

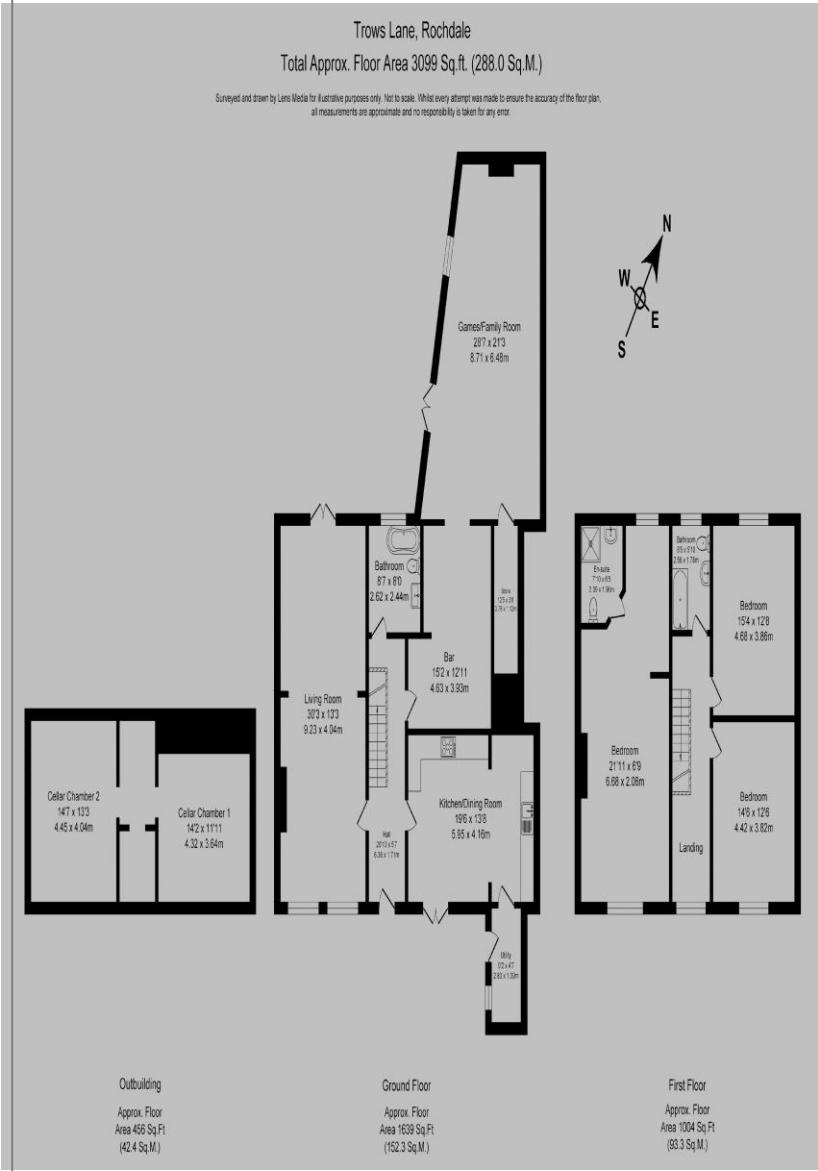
Bedroom 2 15' 4" x 12' 8" (4.68m x 3.86m)

Bedroom 3 14' 6" x 12' 6" (4.42m x 3.82m)

First Floor Landing

Family Bathroom 8' 5" x 5' 10" (2.56m x 1.78

Tenure
Freehold



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

Thornton House Trows Lane ROCHDALE OL11 2UE	Energy rating D	Valid until: 27 September 2034
		Certificate number: 0390-2314-4410-2324-7235

Property type	Mid-terrace house
Total floor area	273 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		