



## Moorfield Cottage Rochdale Road Oldham, OL2 7HS

### A Rare Opportunity – Grade II Listed Stone Cottage with Converted Barns

Moorfield Cottage, set within a gated courtyard of two homes, blends period charm with modern convenience. Features include a triple garage with EV charging, a lounge with stone fireplace, dining room with bay window, traditional kitchen, and three double bedrooms. Mature gardens complete this timeless and characterful home.



**3 double bedrooms**

**Large living room**

**Triple garage**

**Traditional kitchen**

**4 piece bathroom**

**Dining room**

**Laundry room**

**Separate shower room**

**£384,950**

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## Oldham, OL2 7HS

**Lounge** 15' 0" x 27' 1" (4.58m x 8.26m)  
Large lounge which could be divided into two. Stunning bespoke stone feature fireplace. Mullion windows. Wooden flooring.

**Dining Room** 13' 7" x 14' 11" (4.14m x 4.54m)  
Feature fireplace and bay window.

**Kitchen** 11' 8" x 11' 8" (3.56m x 3.56m)  
Traditional cabinets and inset range cooker.

**Entrance Hall** 3' 9" x 14' 7" (1.15m x 4.45m)

**Bedroom 1** 11' 10" x 14' 8" (3.61m x 4.48m)  
Large bedroom with fitted wardrobes and inset dressing area.

**Bedroom 2** 15' 1" x 11' 11" (4.60m x 3.64m)  
Million windows. Loft access.

**Bedroom 3** 15' 0" x 11' 9" (4.58m x 3.57m)  
Currently being used as a home office, this is a generous double bedroom

**Family Bathroom** 12' 0" x 7' 9" (3.66m x 2.37m)  
Panel bath, pedestal hand basin, w/c and bidet all with a traditional style.

**Shower Room** 3' 0" x 8' 0" (0.91m x 2.45m)  
Shower cubicle and wash basin. Tiled walls.

**W/c** 7' 6" x 4' 1" (2.29m x 1.25m)  
w/c and vanity wash basin. Large airing cupboard.

**Laundry room** 5' 7" x 18' 3" (1.71m x 5.57m)  
In the outbuildings is this laundry room with two beautiful arch windows. Plumbed for washing machine. Additional storage space.

**Double garage** 20' 3" x 18' 4" (6.18m x 5.58m)  
The double garage has 2 separate doors and EV charging.

**Single garage** 10' 1" x 18' 4" (3.08m x 5.60m)  
Separate garage ideal for storage or home gym.



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