



Springwood house Lodge Lane Oldham, OL3 5HJ

Dating back to 1790, this magnificent Grade II listed Georgian stone residence offers a seamless blend of period elegance and timeless charm. Rich in original features — including high ceilings, sash and mullioned windows, intricate mouldings, and grand fireplaces — the home has been beautifully preserved throughout. The impressive entrance hall leads to three stunning reception rooms, a bespoke kitchen with AGA, utility room, and guest W/C. Upstairs, four spacious double bedrooms and two stylish bathrooms retain the home's heritage character. The expansive basement, complete with original open range and separate entrance, offers exciting potential for further accommodation (STPP), as does the attic space. Outside, the property is set within approximately two-thirds of an acre of mature gardens, featuring a pond, multiple terraces, and a covered outdoor kitchen — ideal for al fresco entertaining. This is a rare chance to own an extraordinary piece of history, offering heritage, grandeur, and exceptional potential.



Grand Georgian home

4 bedrooms

2/3rds of an acre plot

Large basement

3 reception rooms

3 bathrooms

Period features

Stunning views

£999,950

Entrance Hall

Enter via the grand double doors. Stunning period mosaic tile flooring and mouldings. Stairs to the first floor accommodation and to the basement.

Lounge 15' 2" x 15' 0" (4.62m x 4.56m)

With views over the front gardens and hills in the distance, this is an ideal room for relaxing. Log burner. Stunning mouldings and wooden floors.

Sitting Room 15' 5" x 15' 3" (4.71m x 4.64m)

Stone fireplace, period built in panelled storage, door to side exit. Wood flooring.

Kitchen 15' 5" x 15' 5" (4.71m x 4.69m)

Beautiful wooden bespoke kitchen in keeping with the style and period of the property. 4 oven Aga in inset surround. Mullion windows. Stone floor. Door to rear porch, dining room and utility room.

Dining Room 15' 2" x 15' 0" (4.61m x 4.58m)

Welcoming dining room with log burner. Wood flooring.

Utility room 6' 9" x 5' 8" (2.06m x 1.72m)

Wooden base and wall cabinets to match the kitchen, butcher block wood worktops. Plumbed for automatic washing machine and tumble dryer. Door to w/c. Skylight.

w/c 5' 3" x 2' 10" (1.59m x 0.86m)

Low level w/c and wash hand basin. Sash window.

Bedroom 1 15' 5" x 15' 4" (4.69m x 4.67m)

Built in wardrobes. Feature fireplace. sash windows. wooden flooring.

Bedroom 2 16' 2" x 15' 1" (4.92m x 4.59m)

Built in wardrobes. Feature fireplace. sash windows. wooden flooring.

Family Bathroom 10' 6" x 6' 9" (3.19m x 2.06m)

Spacious bathroom with freestanding roll top bath and separate walk in shower, low level w/c and pedestal wash hand basin.

Bedroom 3 15' 10" x 15' 5" (4.82m x 4.69m)

Period fitted wardrobes. Sash windows and feature fireplace. Wooden flooring. Wash basin.

Bedroom 4 15' 7" x 9' 1" (4.75m x 2.76m)

Mullion windows, fitted wardrobe. Wooden flooring.

Bathroom 7' 10" x 6' 2" (2.38m x 1.88m)

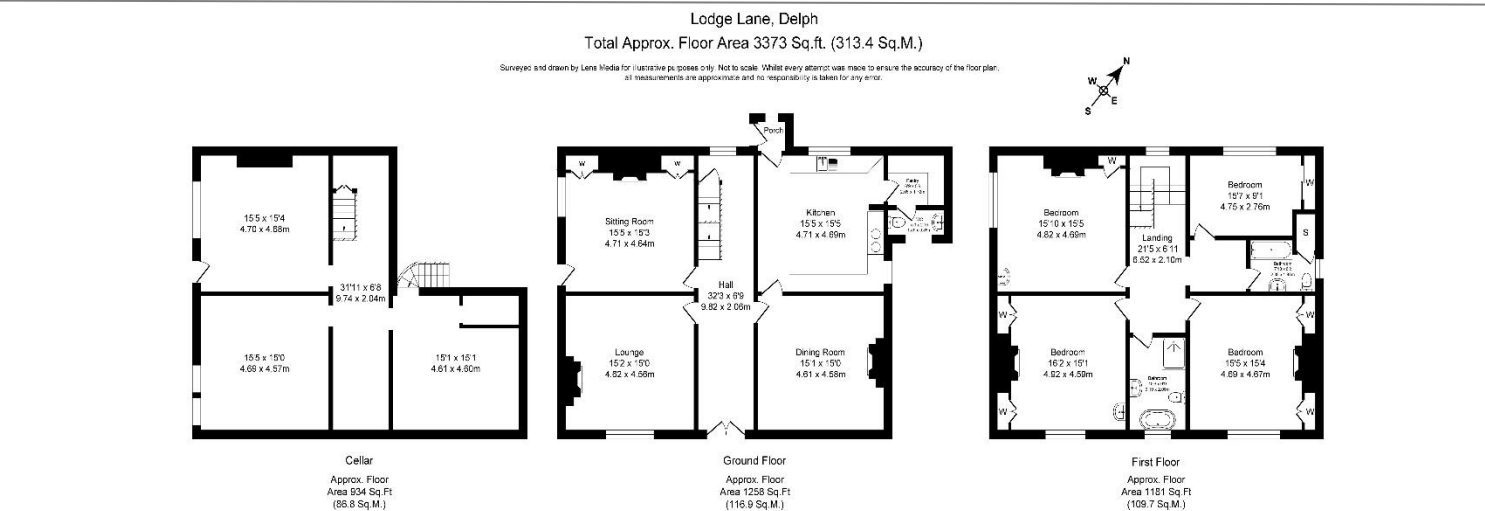
Panel bath with shower above, pedestal wash hand basin and w/c. Airing cupboard with water tank.

Cellar

934 sq ft / 86 sq m of basement space taking you back to a time when these may have been the servants quarters. Space where the old range would have been. Door out with steps to the garden. Windows can be opened up again to make the spaces useable for more than just storage.

Grounds

The building is on 2/3rds of an acre plot with the majority of the land being to the front elevation at a lower level than the main property - this lends itself to a separate structure maybe a granny flat or garden room (STPP) There is a path to the front leading from a gate and to the rear there is a driveway. There are numerous terraces and seating areas, an outdoor sheltered kitchen and a pond.



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)

Springwood House
Lodge Lane
Delph
OLDHAM
OL3 5HJ

Energy rating

E

Valid until:

29 May 2035

Certificate number:

0952-4200-5125-6409-0220

Property type

Detached house

Total floor area

226 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 E. 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		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		