



RAINSHORE HOUSE

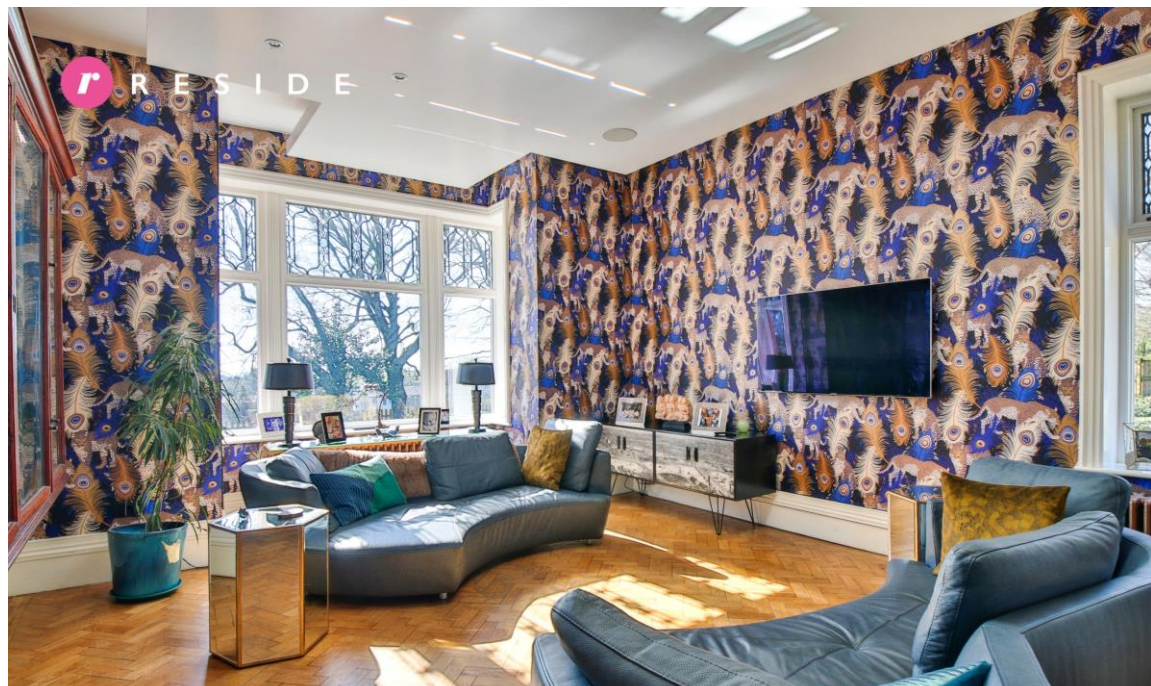
NORDEN | OL12 7TQ





RAINSHORE HOUSE

An easy garden to maintain and a magical home that flows, wrapped up in heavenly reservoir views and convenient access to Norden village. The only thing to dislike about this home, is the prospect of ever leaving it.



With a wealth of nature all around, discover the charms of RAINSHORE HOUSE, just a short distance from Norden village. Situated in an enviable position in one of Rochdale's most prestigious locations. A home reinstated to its former glory, by only its second owners, RAINSHORE HOUSE, a 1929 individual detached character residence is peacefully nestled within a 1.25 acre plot with picturesque views.

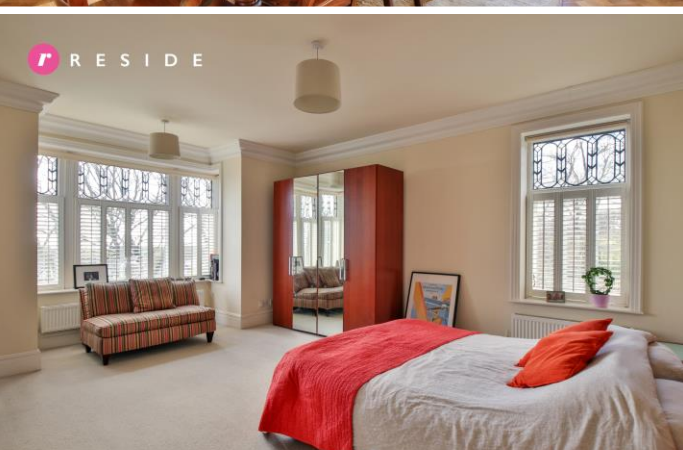
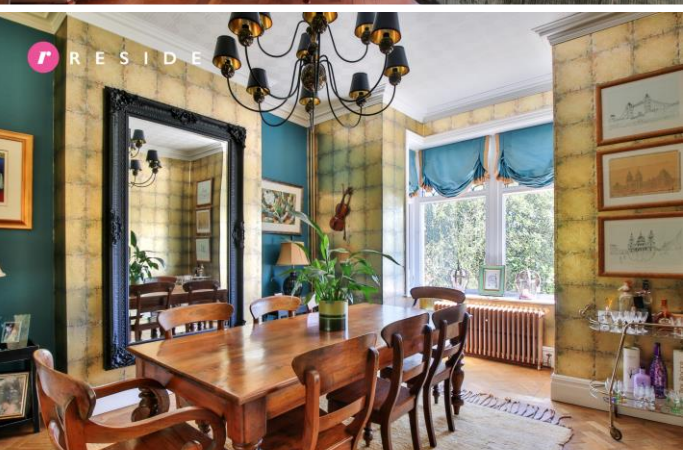


R E S I D E



R E S I D E





RAINSHORE HOUSE boasts approximately 3,850sqft of spacious living accommodation. Tucked behind a set of electric gates, the character property sits within the grounds of a private 1.25 acre plot with detached annexe. Park up in the triple garage or at the front, where there is ample parking for several vehicles. Ahead stands RAINSHORE HOUSE, a strikingly handsome residence. A true Victorian villa, displaying a range of early Arts and Crafts features including original oak staircase, stained glass window and pristine coloured tiling to the vestibule. Inside, each room is packed with original features – high skirtings, tall ceilings – each reception room with its own intricate cornicing.



Ground Floor

Vestibule	5'4" x 7'10"
Hall	22'0" x 11'10"
Sitting Room	13'9" x 14'8"
Dining Room	13'7" x 12'6"
Family Room	16'8" x 14'8"
Breakfast Kitchen	24'1" x 12'10"
Bar Area	14'5" x 9'3"
Study	14'5" x 10'9"
Downstairs W/C	2'11" x 8'1"

Annexe

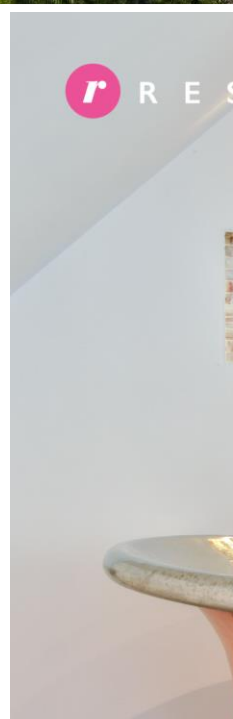
Living Area	30'7" x 20'6"
Bedroom	9'1" x 12'5"
Separate W/C	9'1" x 7'9"



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First Floor

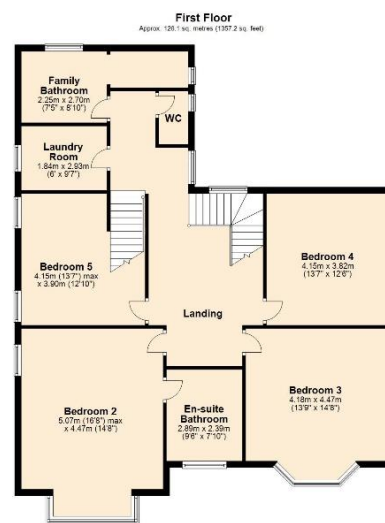
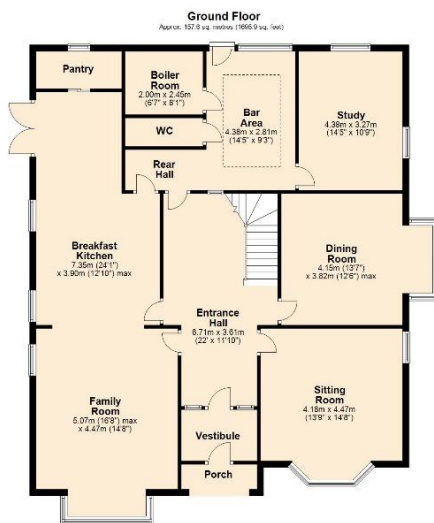
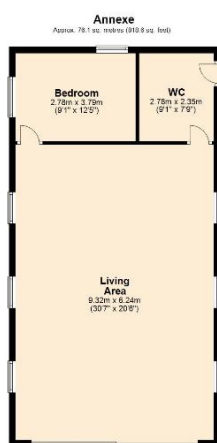
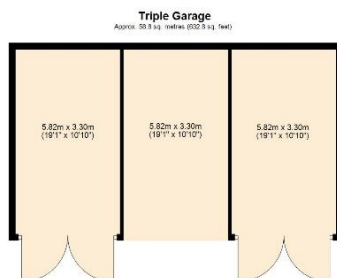
Landing	11'10" x 13'7"
Bedroom Two	16'8" x 14'8"
En-Suite Bathroom	9'6" x 7'10"
Bedroom Three	13'9" x 14'8"
Bedroom Four	13'7" x 12'6"
Bedroom Five	13'7" x 12'10"
Laundry Room	6'0" x 9'7"
Family Bathroom	7'5" x 8'10"
Separate W/C	5'6" x 3'1"





Second Floor

Principal Suite	18'6" x 11'10"
Seating Area	16'8" x 11'9"
En-Suite Bathroom	13'9" x 11'8"
Dressing Room	13'7" x 9'6"
Dressing Area	13'7" x 5'11"
Balcony	3'8" x 7'10"



Total area: approx. 492.4 sq. metres (5299.9 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 (e.g. carpets, curtains etc) will be included in the sale".