



Healey Hall Cottage | Lowerfold | Rochdale OL12 7HU

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# Healey Hall Cottage

## Lowerfold | OL12 7HU

A rare gem of local heritage, the home occupies a generous ½ acre plot offering privacy, tranquillity, and picturesque surroundings.

Nestled in a truly idyllic setting on the doorstep of Healey Dell Nature Reserve, this charming four-bedroom detached property dates back to the 1600s and effortlessly combines period character with modern comforts.

Upstairs, the property offers four well-proportioned bedrooms, including a superb principal suite with fitted wardrobes and en-suite shower room. The family bathroom is finished to a high standard, featuring a superb walk-in shower.



Boasting approximately 2,300 sq. ft. of beautifully appointed accommodation, the property features original beams and stone fireplaces tastefully preserved and enhanced to retain its unique historical character. The generous layout is perfect for family living and entertaining, with each room offering a warm, welcoming feel.

The lower ground and ground floor comprises a character-filled lounge with exposed beams and a large inglenook fireplace, a cosy sitting room/dining room, and a country-style kitchen with integrated appliances, stone flooring, and garden views. A utility room, and guest WC complete the ground floor accommodation. There is also a store room that could be converted into additional living accommodation.

Set within private, mature gardens, the property enjoys ample parking, and the grounds include lawns, patio areas, and well-stocked borders, providing a peaceful retreat and ideal space for outdoor living and entertaining.

Positioned right by Healey Dell Nature Reserve, residents benefit from miles of scenic walking trails and wildlife-rich landscapes, while excellent local schools, shops, and transport links (including access to the M62) are just a short drive away.

A truly unique and characterful family home offering a rare blend of history, charm, and space in one of Rochdale's most sought-after semi-rural locations.

Early viewing is essential to appreciate all that this exceptional home has to offer.

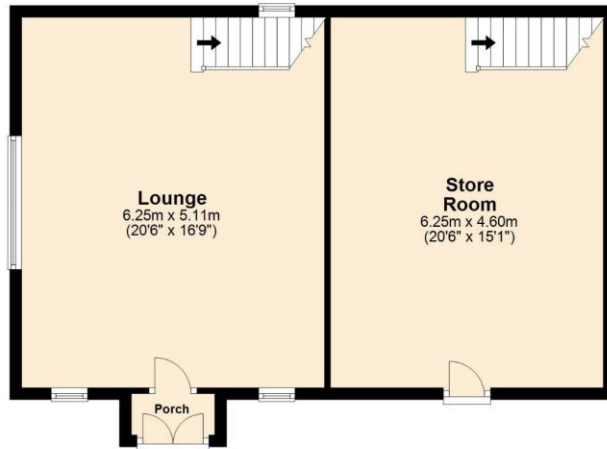




To view this property call Reside on **01706 356633**

### Lower Ground Floor

Approx. 62.4 sq. metres (671.8 sq. feet)



### Ground Floor

Approx. 64.4 sq. metres (693.0 sq. feet)



### First Floor

Approx. 85.5 sq. metres (920.8 sq. feet)



Total area: approx. 212.3 sq. metres (2285.6 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".