



41-43 Knacks Lane

Prickshaw Village | OL12 6BD



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## Overview

- Semi-Detached Cottage
- Dating Back To 1823
- Four Double Bedrooms
- Two Reception Rooms
- En-Suite Bathroom
- Family Bathroom
- Semi-Rural Location
- Off-Road Parking & Garage
- Quiet & Idyllic Hamlet
- Panoramic Countryside Views
- Full Of Character



## Four Bedroom Semi-Detached Cottage Located In A Quiet Countryside Hamlet

Nestled within the serene hamlet of Prickshaw Village, this exceptional four-bedroom semi-detached cottage offers a rare opportunity to acquire a truly unique home steeped in history and character. Formerly known as the 'Star House' and dating back to 1823, this beautifully converted former public house blends rustic charm with modern comfort, surrounded by breathtaking open countryside and positioned in a quiet, rural setting with a strong sense of community.





Sympathetically renovated in 1993, the home retains many original features including exposed stonework, timber beams, and traditional fireplaces, while benefitting from a new roof, windows, and doors installed in 2022, offering peace of mind and energy efficiency.

The spacious accommodation is arranged over four floors and briefly comprises: cosy lounge and sitting room with wood-burning stoves, and a bright country-style kitchen with bespoke cabinetry and ample worktop space. There is also a convenient utility room, store room and wine cellar located on the basement level.

Upstairs, the home continues to impress with four well-proportioned bedrooms, including a character-filled main with a modern en-suite shower room. Each bedroom boasts panoramic countryside views and is served by a stylish family bathroom.



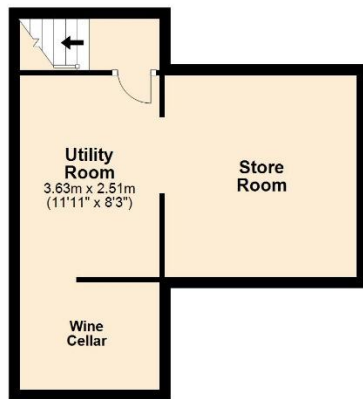
Externally, the cottage enjoys a charming stone facade and private outdoor space, ideal for al fresco dining or simply soaking in the tranquillity of the setting. Off-road parking is available, and the home sits within walking distance of numerous scenic footpaths, ideal for nature lovers and dog owners alike.

Located within easy reach of Rochdale and major transport links, this property combines rural living with convenient access to town amenities.

Whether you're seeking a character-filled family home or a peaceful retreat, this rare gem in Prickshaw Village must be viewed to be fully appreciated.

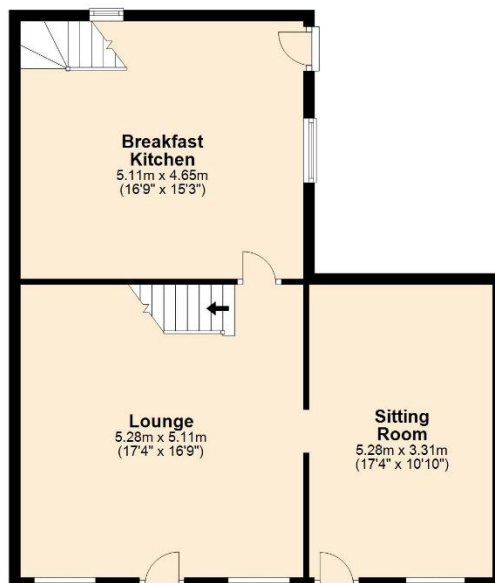
### Basement

Approx. 29.7 sq. metres (319.6 sq. feet)



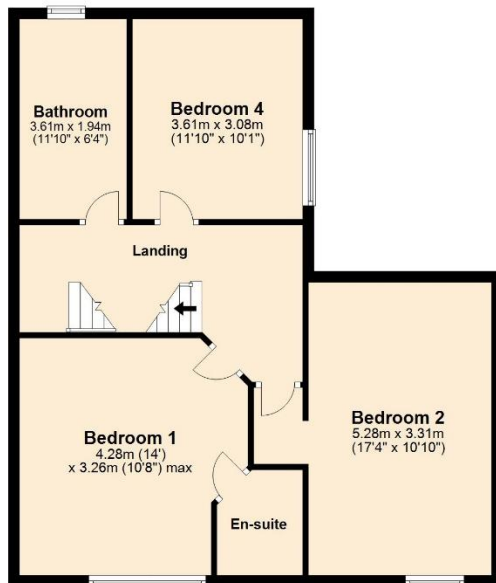
### Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



### First Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



### Second Floor

Approx. 26.1 sq. metres (281.0 sq. feet)



Total area: approx. 194.3 sq. metres (2091.7 sq. feet)

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