



**Dewhirst House**  
**off Woodhey Grove, Rochdale OL12 9TX**  
**OFFERS INVITED IN THE REGION OF £599,000**

**A FABULOUS AND EXTREMELY SPACIOUS 6 BEDROOMED DETACHED RESIDENCE  
SET IN EXTENSIVE GROUNDS WITH PRIVATE DRIVEWAYS OFF DEWHIRST ROAD AND WOODHEY GROVE.**

There is a large attached barn which would be suitable for conversion and there are additional stables and a first floor apartment, providing further accommodation. The property is not a listed building, despite dating back to 1684, but the property oozes sheer charm and character throughout with high ceilings, original fireplaces and many other original features. Despite its size, the property is tucked away on its own private development, accessed via 'in & out' driveways, yet is located on the doorstep of Syke Common and wonderful open countryside, with all the usual local amenities available nearby

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE SHEER EXTENT AND POTENTIAL OF THE ACCOMMODATION ON OFFER**

**THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

**Ground Floor**

**Entrance VESTIBULE**

**HALLWAY**

Staircase to the first floor, open to:

**DINING ROOM - 4.6 x 3.6 metres plus 2.2 x 0.7 metres  
(15'1" x 11'9" plus 7'2" x 3'1")**

A spacious reception room with bay window and feature fireplace

**LOUNGE - 5.4 x 4.1 metres (17'8" x 13'5")**

A second spacious reception room with bay window and feature fireplace

**Breakfast KITCHEN - 5.2 x 4.8 metres (17' x 15'9")**

Double drainer, stainless steel sink unit, range of wall and base units incorporating a central breakfast table, Aga cooker range, built in oven and Microwave



**Dewhirst House, off Woodhey Grove, Syke OL12 9TX**

**UTILITY ROOM - 5.3 x 2.9 metres (17'4" x 9'6")**

Access to basement, Belfast sink

**Rear PORCH**

**INNER HALL (off dining room)**

Storage cupboard

**STOREROOM - 2.5 x 1.8 metres (8'2" x 5'10")**

**BEDROOM 6 / STUDY - 5.0 x 3.2 metres (16'4" x 10'6")**

A double bedroom with access to the front of the property

**SHOWER ROOM - 2.3 x 2.4 metres (7'6" x 7'10")**

Shower cubicle, low level wc, wash hand basin

**Basement**

**CELLAR ROOM - 2.7 x 5.5 metres (8'10" x 18')**

Accessed via staircase from utility room





**Dewhirst House, off Woodhey Grove, Syke OL12 9TX**

## First Floor

### LANDING

#### **GAMES ROOM - 5.0 x 8.8 metres (16'4" x 28'10")**

A wonderful, spacious entertainment room with full sized Snooker table

#### **BEDROOM ONE - 4.9 x 5.1 metres (16' x 16'8")**

A spacious double bedroom, situated to the rear

#### **BEDROOM TWO - 5.6 x 3.5 metres (18'4" x 11'5")**

A spacious double bedroom, situated to the front

#### **BEDROOM THREE - 3.8 x 3.5 metres (12'5" x 11'5")**

#### **BEDROOM FOUR - 2.9 x 3.8 metres (9'6" x 12'5")**

#### **BEDROOM FIVE - 2.8 x 2.9 metres (9'2" x 9'6")**

#### **Family BATHROOM - 2.9 x 2.3 metres (9'6" x 7'6")**

Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in pink

#### **Attached BARN**

**8.0 x 8.5 metres (26'3" x 27'11")**

**STORE - 2.5 x 2.5 metres (8'2" x 8'2")**

**Separate WC (accessed via the barn)**

Low level wc



**Dewhirst House, off Woodhey Grove, Syke OL12 9TX**

### Potential Apartment

**Side ENTRANCE - 6.8 x 3.3 metres (22'3" x 10'9")**

Staircase to the first floor

**Open Plan LIVING SPACE - 11 x 6.9 metres (36' x 22'7")**

Access to mezzanine (above the barn area)

**MEZZANINE AREA 8.6 x 4.3 metres (28'3" x 14'1")**

### Stables

**STABLE ONE - 4.0 x 3.3 metres (13'1" x 10'9")**

**STABLE TWO - 3.8 x 3.3 metres (12'5" x 10'9")**

**STABLE THREE - 2.5 x 3.0 metres (8'2" x 9'10")**

### Externally

The property is set in extensive grounds with 2 garages with remote control operated up-and-over doors and a garden storeroom, accessed off the rear courtyard and there extensive mature gardens to the side and rear of the property with 2 driveways providing in-and-out access from Woodhey Grove and Dewhirst Road with ample off street parking,

### Development Potential

The property is not a listed building and hence, the property could be demolished and a new residential development provided on the site, subject to appropriate planning permission being obtained.

The property could also be split into 3 / 4 properties but prospective purchasers would need to take advice from a local Architect to establish the potential of the conversion.



**Dewhirst House, off Woodhey Grove, Syke OL12 9TX**



**Dewhirst House, off Woodhey Grove, Syke OL12 9TX**

**Services**

The property benefits from all mains services, including a gas fired central heating system

**Tenure**

We understand the property is held Freehold.

**Council Tax Band**

We have been advised that the property is in Council Tax Band **G**

**Energy Performance Certificate**

Energy Rating **E**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL**



**LOCATION**

This wonderful family home is situated in a popular residential area, convenient for all the usual local amenities.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 C
55-68	<b>D</b>		
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

Energy efficient



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)



Barton Kendal For themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification