



**Rock Villa**  
**2 Woodside, Newhey, Rochdale OL16 3QQ**  
**OFFERS INVITED IN EXCESS OF £450,000**

**Adamsons Barton Kendal** are thrilled to introduce to the market this fabulous and extremely spacious 6 bedroomed detached Victorian Villa, situated in wonderful grounds with stunning woodland views to the front of the property. The subject property is situated on the edge of Greenbelt in a small Hamlet of similar stone properties, enjoying stunning panoramic views, on the edge of open countryside, yet conveniently positioned for access to all the usual local amenities. The property dates back to 1780 and has benefited from a single and a two storey extension, situated in a prominent, elevated position with a side driveway leading to a double garage and a car port.

The property does require significant expenditure on improvement and modernisation but provides extensive accommodation with 3 spacious reception rooms at ground floor level with characteristic features, a kitchen, large utility area, bedroom and en-suite bathroom. At first floor level there are 5 further bedrooms and a family bathroom and there are also two attic rooms and a cellar in the basement

**THE PROPERTY HAS BEEN COMPETITIVELY PRICED AND IS OFFERED FOR SALE WITH VACANT POSSESSION AND EARLY VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE 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**

**Built-Out PORCH** with wonderful views over the front garden

**RECEPTION HALL** with spindle staircase to the first floor

**Through LOUNGE / ENTERTAINMENT ROOM** - 8.8 x 4.0 metres  
Feature marble fireplace, decorative covings to the ceiling, stunning views over the grounds to the front of the property

**DINING ROOM** - 4.9 x 4.2 metres  
Feature tiled fireplace, stunning views to the front of the property

**KITCHEN** - 4.2 x 3.9 metres  
Double drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven and hob, integrated dishwasher, Aga stove, quarry tiled floor



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**INNER HALL - access to the basement, low level WC, wash hand basin**

**UTILITY ROOM - 1.8 x 6.2 metres**

**STUDY - 4.4 x 3.0 metres**

**MASTER BEDROOM - 5.9 x 4.3 metres - A wonderful, spacious master bedroom with dual aspect views**

**EN-SUITE SHOWER ROOM - 2.4 x 2.1 metres - Walk in shower, wash hand basin**

**Separate WC - 2.1 x 0.9 metres - Low level wc, built in cupboard**



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## **Basement**

**CELLAR ROOM - 4.1 x 4.0 metres**

## **First Floor**

### **LANDING**

**BEDROOM TWO - 4.5 x 4.3 metres**

**Stunning woodland views to the front of the property**

**BEDROOM THREE - 4.2 x 4.2 metres**

**Built in wardrobes**

**BEDROOM FOUR - 4.4 x 4.1 metres**

**BEDROOM FIVE - 3.3 x 4.3 metres**

**Stunning woodland views**

**BEDROOM SIX - 2.2 x 2.1 metres**

**Fitted cupboards**

**Family BATHROOM - 5.2 x 1.8 metres**

**Panelled bath, shower cubicle, bidet, low level wc, wash hand basin**

**Separate WC - 3.1 x 1.9 metres**

**Low level wc**



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### Second Floor

ATTIC ROOM - 4.0 x 3.2 metres

ATTIC ROOM - 4.1 x 3.2 metres

### Externally

The property is accessed via a wonderful driveway, leading to a DOUBLE GARAGE with remote control operated doors and an extensive car port.

There are stunning gardens to the front of the property with steps leading down to the gardens which are well maintained and laid to lawn.

### Services

All mains services are understood to be available, including a gas fired central heating system

### Tenure

We understand the property is held FREEHOLD

### Council Tax Band

We understand that the property is assessed in COUNCIL TAX BAND G

### Energy Performance Certificate

To be confirmed



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## Location

The subject property is situated in a wonderful semi-rural position, occupying an elevated position with stunning panoramic views yet conveniently positioned for the M62 motorway network via Newhey Village.

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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