



Bridee Cottage
5 The Flash, Healey Stones OL12 0TT
OIEO £625,000

ADAMSONS BARTON KENDAL are truly privileged to bring to the market a true hidden gem. Properties such as this rarely come to the market in this sought after area. Bridee Cottage is an individually designed stunning detached stone cottage, built in 2016, set in the semi-rural hamlet of Healey Stones amongst complete tranquillity. This exceptional home offers the perfect blend of charm, modern comforts and quite wonderful family living space. Nestled on the border with Rossendale this bright, airy and meticulously designed property has stylish, high end features throughout and occupies an incredibly private and spacious plot with views to rival anywhere in the Borough maintained from both within the home and the garden space/patio, and are as far reaching as the Peak District.

Entering through a remote control gate with intercom, a spacious driveway provides ample parking and an EV charging point, and a powered summerhouse that could easily serve as a home office. Ideal for those in search of a peaceful escape, this property offers both luxury and a homely feel. Futureproofing measures implemented by the current owners on the initial build allow for the option to create further living space or additional bedrooms. The prime location of the property means that the home is in the catchment area for many of the borough's best regarded primary and secondary schools, including local grammar schools.

Despite its serene, rural location, this home offers easy access to local amenities, including a doctor's surgery, pharmacy, shops, and highly regarded schools, all within a short distance and is well connected to transport links with Rochdale Train Station just 2 miles away and motorway access only 3 miles away. Bridee Cottage truly offers the best of both worlds—quiet, idyllic living just moments from everything you need. Stone steps lead to a charming patio area, which connects to the property's ground and first-floor entrances.

The interior of the property is wonderfully spacious, finished to a high standard with quality fixtures, oak doors, windowsills, and reclaimed beams from a 16th-century manor house. The multi-aspect living room offers a bright and relaxing space, while the expansive kitchen-diner, complete with solid wood cabinetry, granite countertops, splashbacks, range cooker, underfloor heating, and remote-controlled window blinds, is perfect for entertaining. The ground floor also features a separate utility room with additional storage and a well appointed WC.

Upstairs, the first-floor landing leads to a Victorian-style family bathroom and three generously sized bedrooms. Each bedroom is uniquely designed and beautifully finished, with the master suite offering an en-suite shower room for added luxury.

The property's outdoor space includes a beautifully maintained garden, with a large composite patio perfect for al fresco dining or simply enjoying the view. A spacious summerhouse with power is also included, making it an ideal space for a home office or hobby room. From the garden, you can take in sweeping views, along with the natural beauty of the surrounding area.

For outdoor enthusiasts, Healey Dell Nature Reserve and other countryside walking routes are on your doorstep. Or simply relax in the garden, surrounded by wildlife and scenic rural landscapes.

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Other Information

Council Tax Band

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

Energy Performance Certificate

C77

Tenure

To be confirmed

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lower Ground Floor
Approx. 79.2 sq. metres (852.3 sq. feet)



Ground Floor
Approx. 65.5 sq. metres (704.7 sq. feet)



Total area: approx. 144.7 sq. metres (1557.0 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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