



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

**The Pool House, Mayroyd**  
**Norden Road, Bamford, Rochdale OL11 5PT**  
**OFFERS INVITED IN THE REGION OF £750,000**



**ADAMSONS BARTON KENDAL** are privileged to introduce The Pool House at Mayroyd; an executive exceptional residence with unparalleled character, featuring a private gated entrance, The Pool House stands as one of the most unique and remarkable homes in the Rochdale area. This exceptionally rare opportunity offers the chance to own a stunning 3,500 sq. ft family home combined with a bespoke leisure area, including a 15m x 4.5m swimming pool, two changing rooms, a steam room, and a hot tub facility.

Originally part of Mayroyd, the Pool House is an ideal choice for anyone looking for a unique dream home. Currently configured as a 3-bedroom semi-detached family property, it boasts an impressive range of features and offers the potential to reconfigure and add two additional bedrooms, with three separate planning applications already in place.

The property is immaculately presented throughout, with the internal accommodation comprising a spacious living room, a brand new dining kitchen, and two double bedrooms, each with its own en-suite. The leisure area includes an expansive swimming pool, steam room, two changing rooms, two shower rooms, and an office/guest bedroom, and when combined with the stunning living accommodation, offers excellent Air BnB potential.

Set on a fabulous plot with a private gated entrance, the property offers ample off-street parking for at least six cars, as well as beautifully manicured, south-facing lawn gardens and patio seating areas. Conveniently located for easy access to Manchester city centre, this property is also close to excellent schools, local amenities, and scenic countryside. It's just a stone's throw from two golf courses and well-connected to the M60/M62 motorways, public transport links, shopping, and leisure facilities.



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## GROUND FLOOR

Kitchen / Dining Room - 7.04m x 6.67m (23'1" x 21'11"0)

Lounge - 7.37m x 6.67m (24'2" x 21'11")

## FIRST FLOOR

Landing - 2.04m x 5.66m (6'8" x 18'7")

Principal Suite - 5.23m x 4.19m (17'2" x 13'9")

En-Suite - 3.46m x 2.38m (11'4" x 7'10")

## SECOND FLOOR

Landing - 2.04m x 4.74m (6'8" x 15'6")

Bedroom - 5.23m x 4.74m (17'2" x 15'8")

En-Suite - 1.78m x 2.01m (5'10" x 6'7")

## LEISURE AREA

Pool Room - 10.02m x 17.89m (32'10" x 58'8")

Changing Room 1 - 1.98m x 2.26m (6'6" x 7'5")

Shower Room 1 - 1.74m x 2.28m (5'9" x 7'6")

Changing Room 2 - 1.50m x 2.26m (4'11" x 7'5")

Shower Room 2 - 1.74m x 2.28m (5'6" x 7'6")

Steam Room - 2.14m x 2.26m (7' x 7'5")

## MEZZANINE

Bedroom / Office Space - 6.82m x 4.64m (22'5" x 15'3")

## EXTERNAL

The property is set within incredibly private stunning grounds with mature and immaculate double tiered gardens to the front as well as south facing patio areas; perfect for those summer BBQs and garden parties! To the rear, there is a courtyard accessed through the kitchen. The gated entrance leads down a lovely tree lined lane to a private parking area with space for around 6 vehicles. There is also a greenhouse, and a summerhouse with power and external lighting.



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### Other Information

#### **Council Tax Band**

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

#### **Energy Performance Certificate**

TBC

#### **Tenure**

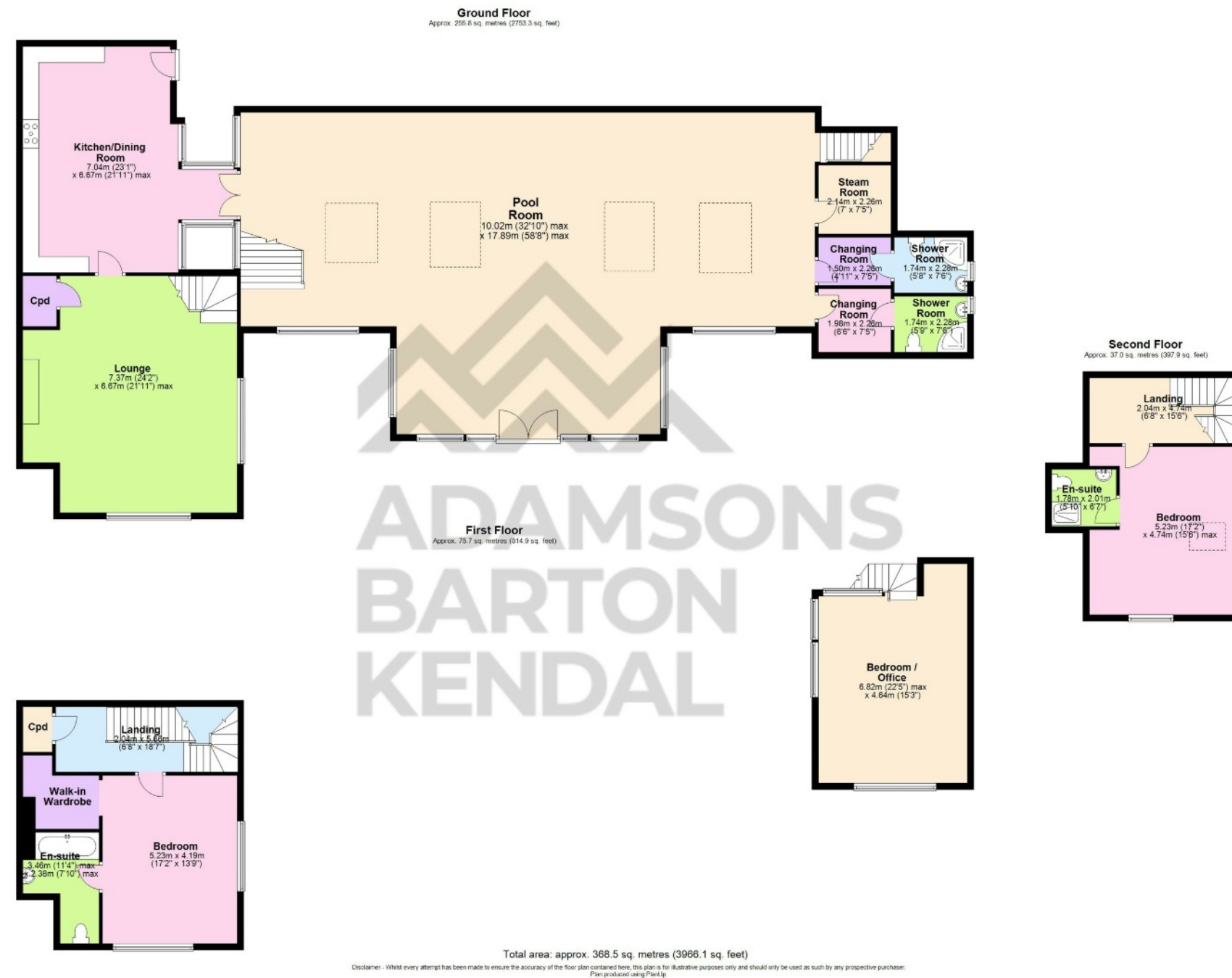
Freehold

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

## ADAMSONS BARTON KENDAL



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