

The Heights
BENTMEADOWS





“ From the moment we saw this place, we loved the location but could see the house didn't fit the size of the plot so it was a fantastic project. ”

A Tale Of Transformation

A level of intrigue often builds when a home rarely comes to market throughout its lifetime and, in the case of The Heights, it's actually the very first time prospective buyers will be able to take a look inside.

The current owners bought the plot 34 years ago when it stood as an unrecognisable flat-roof bungalow and the vision was always to create what stands before you now – a stunning family home with a beautiful outdoor space and interiors spanning approximately 5,000 square feet in total.

This fantastic, five double bedroom home was built from scratch two decades ago and offers all the practicalities and luxuries you'd wish for your growing family.

Located in the desirable outskirts of Rochdale, this immaculately presented property offers great privacy and a place to truly settle.



A Regal Reception

Beyond the private-gated entrance, first impressions don't disappoint as the immaculate topiary-lined driveway stretching 80 yards leads you up to the house while you catch a glimpse of the mature gardens on your right.

With off-street parking space for a considerable amount of cars and two electric charging ports as well as an internal garage to make use of, vehicle logistics and the busy comings and goings that go hand in hand with a bustling family life won't be an issue here. From the moment you enter the front door, you'll be amazed by the level of detail and grandeur from floor to ceiling. Chandeliers hung from traditional ceiling roses are framed by ornate cornices and architraves, finished to perfection with high-quality Amtico flooring. With an open staircase adding height to the room and an expansive footprint, there's ample space in here for a warm welcome that sets the tone for the home ahead.







“ In the summer months, we'll have the doors open and tend to eat a late breakfast or an early tea outside. We can split our lounging between the front and rear of the property. ”

Open-Plan Perfection

As is typical of luxury homes of this substantial standing, the kitchen is without doubt the heart of the home.

Positioned at the rear of the house and looking out to a paved patio area, natural light floods through the full width bi-fold doors from morning through 'til dusk.

This amazing, open-plan social space offers an area to host and dine in style, perch casually at the central island or relax in front of the TV. Of course when the sun is shining, al fresco patio dinners are definitely on the menu.

The high-spec kitchen with its timeless and neutral shaker-style units are topped with luxury grey marble worktops and the whole space is finished with porcelain floor tiles to offer a classic aesthetic as well as ultimate practicality. Stylish and modern NEFF integrated appliances including two drinks/wine coolers and additional full-length wine cooler, two dishwashers, two ovens, induction hob, steamer, separate American fridge freezer and sunken chrome sink within the island.

With a separate utility room to keep the laundry out of sight, there's no surprise that this has evolved into the perfect space for the family to gather at all times of day.







Picturesque Views

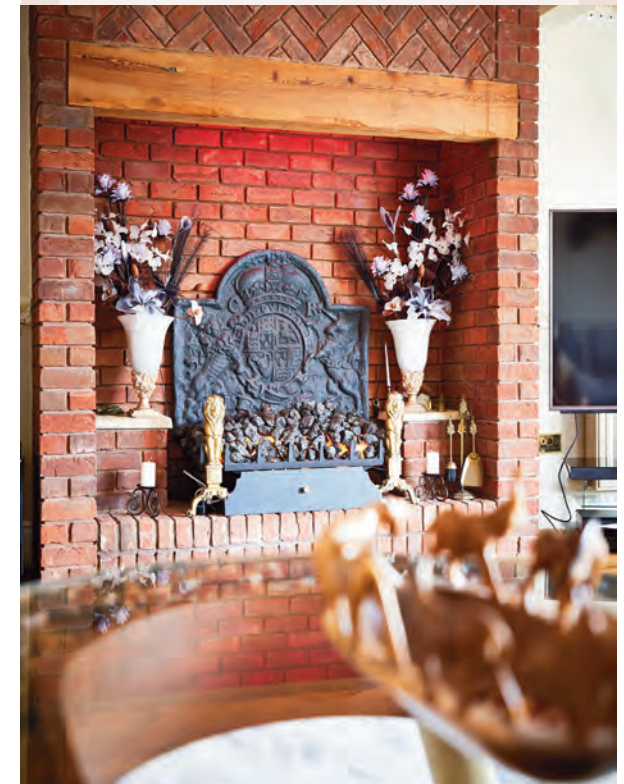
Continuing the theme of bringing the outdoors in, your next stop through French doors from the dining kitchen is the formal lounge.

The decor in here is breathtaking, and that's even before you've stopped to admire the outlook.

It's difficult to know where to feast your eyes first, either towards the open-brick fireplace or up above to the showstopper of a ceiling rose with more beautiful decorative coving elevating the room to an immaculate standard. The polished Amtico flooring continues from the hallway which is accessed through a further set of French doors.

There's a huge capacity here to host large family gatherings and two sets of patio doors expand out to offer further social spaces. One opens up to the garden and onto the impressive sun terrace, while the others lead directly into the sun room.

With a solid roof and magnificent views out to the garden, this is the perfect sun trap to offer shelter while benefiting from the peaceful surroundings come rain or shine. In the warmer months, you'll be thankful for the air conditioning too.



Settle Down In Style

Back across the hallway, the final reception room comes in the form of a spacious sitting room.

This has been used by the current owners as a more casual space with soft carpeting underfoot, yet it's large enough and equally stylish to be considered as a first choice. There's no compromise with the view here either as two further sets of French doors also open out onto the sun terrace which almost spans the entire width of the house. Adjoining this room you'll find a useful w/c in traditional decor.



Practical Spaces

Completing the ground floor before you head upstairs is the office and the guest bedroom sitting side by side.

Having become an essential feature to allow working from home, the office is situated in a quiet part of the house and with only the guest bedroom next door to guarantee some peace and quiet. Fully fitted with Neville Johnson furniture means you'll be up and running from day one.

The contemporary guest bedroom is a comfortable double complete with fitted sliding wardrobes and a modern en-suite shower room offering ultimate privacy and luxury for visitors. This space could also be ideal for a family member with accessibility needs to take advantage of the ground-floor position.





Fit For A King

Continuing the theme of careful curation across the property, the master suite lives up to the same high expectations set by the rest of the home.

The regal aesthetic is fit for royalty and every evening you'll find yourself admiring the decorative panelled ceiling like nothing you've seen before.

The space comes complete with a luxury hotel-standard bathroom featuring a walk-in crittall rainfall shower, full-sized tub and a fitted vanity unit housing a hidden cistern W/C plus 'Jack and Jill' wash basins.

Deep mocha tones give a calming vibe and a wall-mounted swivel mirror, illuminated cabinet and TV

complete the fixtures and fittings. Not to leave any box unticked, two separate dressing rooms have obviously been included in the design. Maximise your day by starting and ending on the generous balcony with enough space to sit with a coffee and admire sunrise to sunset views.



“ This is where we get the very best view of the garden and you can actually see the Pennines in the distance beyond – it’s a fantastic sight in the morning. ”





Plenty Of Privacy

Privacy has been very much considered in the design of this home with three further large double bedrooms to be found upstairs, two of which have chic and generously sized bathrooms attached to them.

A range of fitted wardrobes are included along with uniformed, wood-effect flooring throughout.







Soak Away

The family bathroom is conveniently situated in the centre of the spectacular first-floor landing with feature stained glass window.

Comprising a white suite with corner jacuzzi bath, W/C

and vanity wash basin, this room is shared between two bedrooms with a connecting dual entrance to one to act as en-suite, which is more than an ample space for the whole family to get ready in a morning.





“ The original intention was to create a living area for our parents to use at retirement age so that we could support them, but it's been used for all sorts including guests and for friends when they've been moving themselves and between homes. ”



A Home From Home

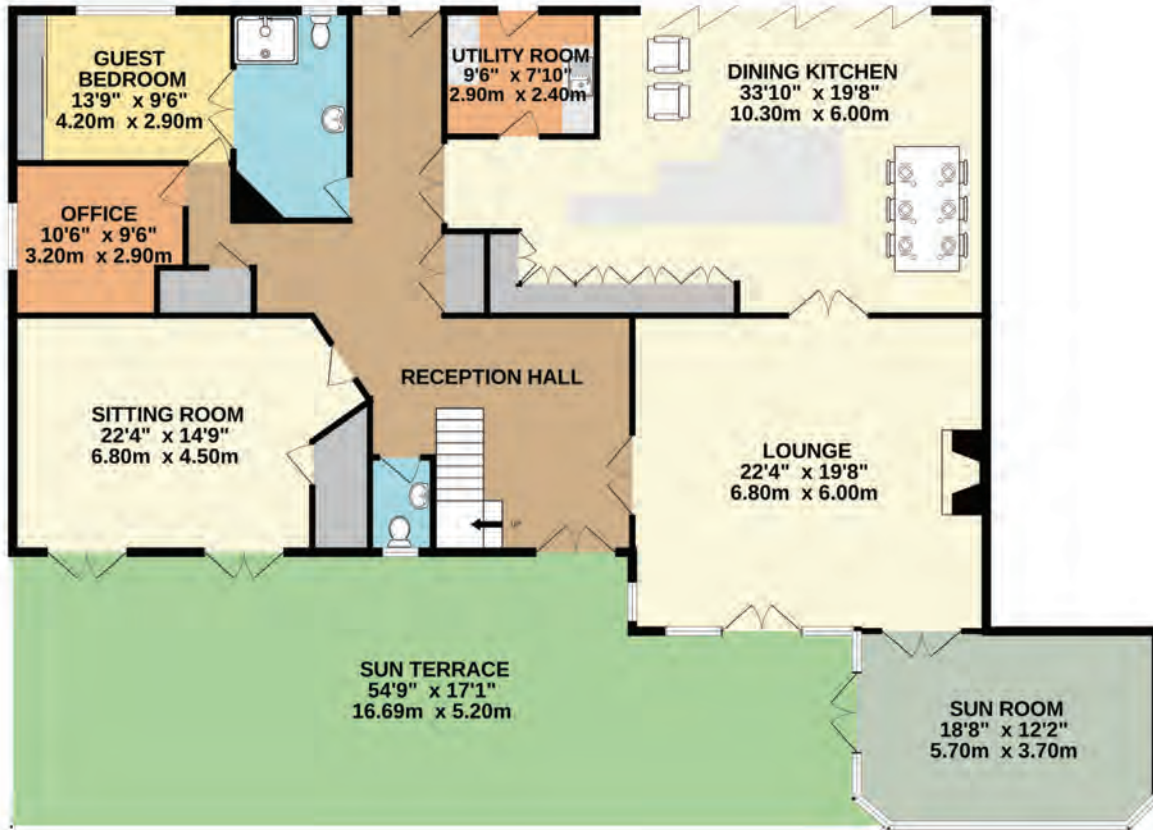
Upon finishing the tour of the first floor which completes the main house, you'll be stunned to see that there's still more to come in the form of a self-contained flat above the detached garage.

Situated at the end of the drive, this would serve as a perfect retirement home for older relatives, a truly private guest pad for longer stays or even as a business opportunity to Airbnb as a holiday home.

This unique space with high-panelled ceilings that curve into the apex of the roof features a fully functioning kitchen with modern breakfast bar, an open-plan living area and separate bedroom behind sliding doors. Despite being relatively modest in size, the skylights, unique arched window design and patio doors opening out onto a Juliette balcony ensure that the space remains bright and airy. A wet room with shower, W/C and wash basin completes the annexe which boasts neutral and modern decor throughout.

Floor Plans - Main House

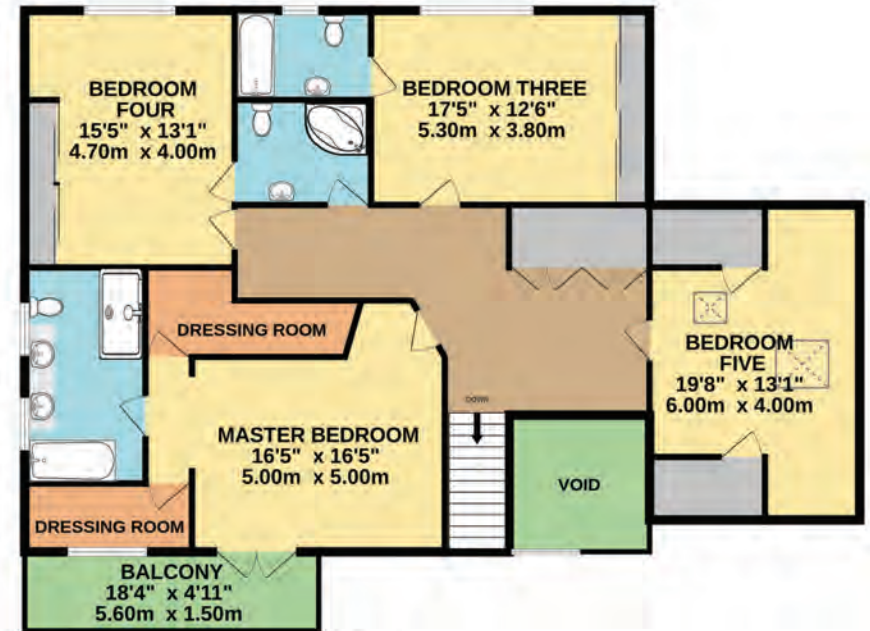
Total Floor Area: 3874 sq.ft. (359.9 sq.m.) approx.



Ground Floor 2371 sq.ft. (220.3 sq.m.) approx.

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.

Made with Metropix ©2023



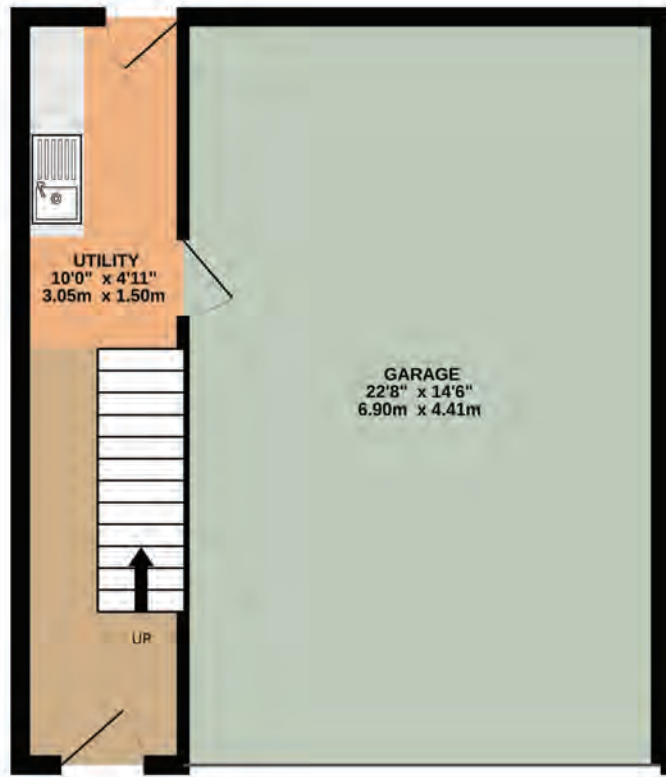
1st Floor 1503 sq.ft. (139.7 sq.m.) approx.

Environment & Energy

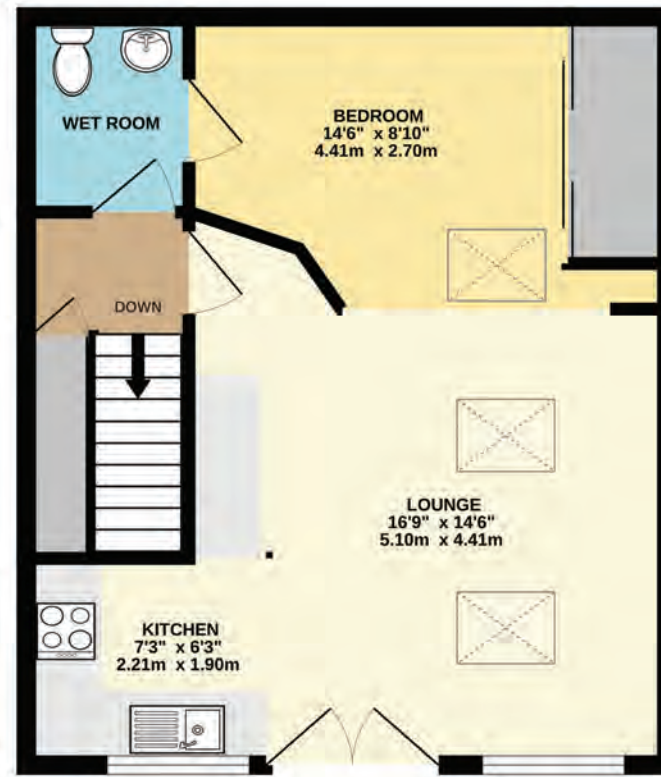
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 77 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor Plans - Annex

Total Floor Area: 877 sq.ft. (81.5 sq.m.) approx.



Ground Floor
439 sq.ft. (40.8 sq.m.)
approx.



1st Floor
439 sq.ft. (40.8 sq.m.)
approx.

Property Features

- Five Bedroom Substantial Detached
- Immaculate Finish and High Specification Throughout
- Expansive Family Space with Four Separate Reception Rooms
- Master Bedroom with Five Piece Modern En-suite, Two Dressing Areas and Balcony
- Detached Self-Contained One Bedroom Flat
- Elevated Position with Views Over Mature Garden and The Pennines Beyond

- Approximately 2/3 of Acre Plot including Raised Sun Terrace, Summer House and Rear Patio
- Electric Gated Driveway and Garage for Multiple Vehicle Parking
- Ideal Position for Commuting with M66 and M62 Network Close By
- Close to Wide Range of Amenities Including Primary, Secondary and Tertiary Schools
- Freehold and Council Tax Band F

Environment & Energy

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 41 | 44 |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

South-Facing Sun Trap

The owners of The Heights are self-proclaimed lovers of the outdoors and so it's no surprise to hear that more than three decades has given them plenty of memories when it comes to the gardens.

Spanning approximately two thirds of an acre in total, the mature south-facing garden is a magnificent testament to the care and dedication that has been poured into the outdoor space throughout their time here.



Stone steps leading down from the sun terrace take you onto the vast lawn surrounded by a wide range of plants and trees including the large willow which provides the central attraction next to the fishpond and quaint summer house.

The design was originally professionally landscaped and, like the entire plot, offers privacy and the feeling of being completely segregated from the rest of the world. A truly fabulous space to host a BBQ and for the children to explore and play.



“ We designed the house to ensure we didn't lose the south-facing garden. Our friends and family love to come here and it's a place we enjoy spending so much of our free time. ”



Area To Explore

Situated amidst the countryside and yet only two miles from Rochdale's evolving town centre, this is the perfect spot to set up home.

The Heights is one of a dozen prestigious properties on Bentmeadows and is located on the boundary of Falinge Park and within walking distance of Healey Dell Nature Reserve meaning spots to enjoy the great outdoors are certainly not far away.

Spoilt for choice with country pubs and restaurants as well as grocery stores and a paper shop within a five-minute walk, convenience is high on the agenda when you consider you're also just five minutes away from the M62 and M66 motorways connecting you in all directions.

A £400 million town centre regeneration project in Rochdale is having a huge impact on the choice and quality of amenities nearby while the beautiful town hall is also undergoing a makeover. You can also choose to make your way into the bigger and more vibrant city of Manchester by train or tram which is only 12 miles from your doorstep.

Sport lovers will definitely be in their element. Rochdale golf club is close by as well as the local rugby club and Spotland which is home to Rochdale AFC who play in the National League.

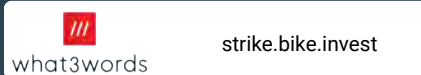
This provides great entertainment for the weekend, but rest assured a choice of schools including nursery, primary, high school and a college are all on hand for Monday to Friday.



The Heights, Bentmeadows, Rochdale, OL12 6LF



Enfields Luxe
1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire WF8 1BN



To View The Heights
☎ 01977 802477
✉ team@enfieldsluxe.co.uk