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PROPERTIES

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Rock House

2 Barton Road | Worsley | Greater Manchester





Accommodation in Brief

Lower Ground Floor

Cellars

Ground Floor

Entrance Hallway | Drawing Room | Sitting Room | Dining Room
Kitchen/Diner | Laundry/Utility Room | WC | Storage Room

First Floor

Five Bedrooms | Family Bathroom | Shower Room | WC





The Property

Rock House is a striking Grade II Listed Georgian detached house occupying a discreet yet prestigious position overlooking the Bridgewater Canal in the heart of the Worsley Village Conservation Area. Originally an 18th century farmhouse, the property was transformed in the early 1800s into the handsome Georgian home seen today. It later became the home and working base of a senior officer of the Bridgewater Estate, placing him at the centre of Worsley's industrial growth—closely connected to the coal mines and the pioneering canal that carried coal to Manchester and beyond. Rock House is now presented as a distinguished retreat with elegant interiors, secluded wraparound gardens, and impressive proportions throughout.

Approached via electric gates and a private drive, the house sits behind mature screening with peaceful canal-side views and an exceptional sense of privacy. The main entrance opens into a wide and welcoming reception hall, where tall ceilings and traditional mouldings set the tone for the accommodation beyond. The two principal reception rooms, the sitting room with its canal views and the more expansive drawing room, are notably generous and enjoy a dual-aspect outlook, with deep sash windows drawing in the light. Both rooms retain their original window shutters, detailed cornicing and timber flooring, reflecting the home's historic fabric while offering a calm and refined atmosphere for entertaining or everyday family life.





Beyond, the formal dining room continues the theme of period charm with a more intimate feel, while the kitchen marries traditional country style with modern functionality. An AGA sits within the original chimney breast, once home to a traditional cooking range, and is complemented by a Belfast sink, granite worktops, and integrated appliances, including a NEFF dishwasher and microwave. A central island provides additional workspace, and the adjacent breakfast area enjoys garden views. Off the rear hall lies a WC, an extensive laundry/utility room and a large storeroom with secondary access, offering flexibility for storage or future reconfiguration.

The first floor provides five double bedrooms arranged around a spacious central landing. The principal bedroom is particularly generous in scale, with a wonderful canal view and a soft, neutral palette that echoes the serenity of the setting. The main bathroom is styled with a freestanding cast-iron bathtub, bespoke cabinetry topped with marble supporting twin washbasins, period fittings and warm timber flooring, while a separate shower room and WC serve the remaining bedrooms.

Beneath the main house, vaulted cellars provide further space for storage or potential development, retaining their original stone structure and cool, atmospheric character.











Externally

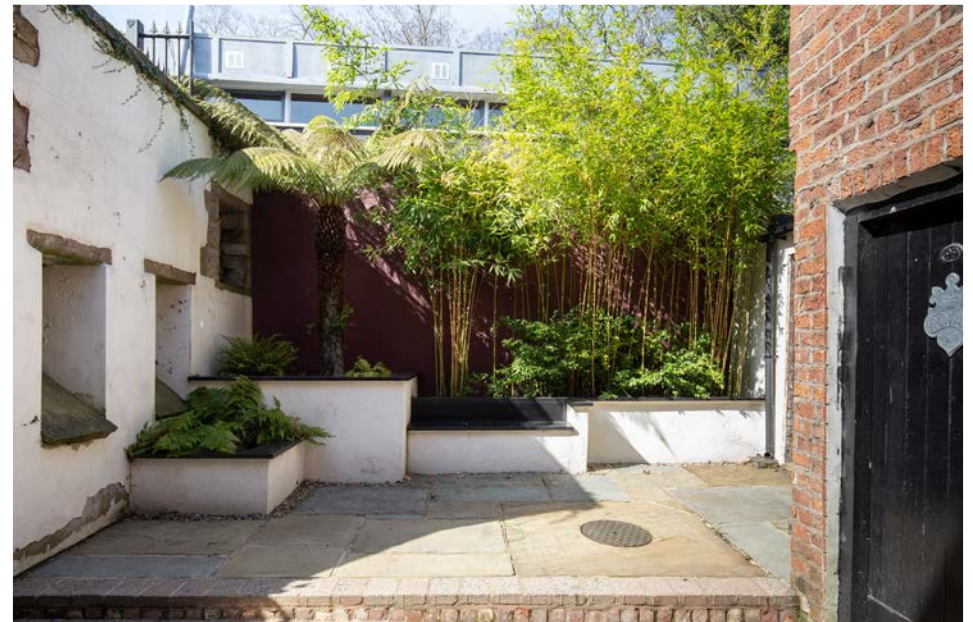
The gardens at Rock House are a defining feature, wrapping around two sides of the property and offering a beautifully balanced blend of lawns, well-stocked planting beds and a variety of private seating areas. Thoughtfully landscaped and south-west facing, they provide year-round colour and a sense of seclusion, with far-reaching views across the Bridgewater Canal.

To the rear of the house lies a Yorkstone-flagged courtyard, featuring raised beds and integrated granite-topped seating. These beds are richly planted with ferns, bamboo, and tree ferns. The south-facing front garden enjoys dual-aspect views over the canal, including a picturesque long view toward Worsley village itself. Along the eastern elevation, a paved terrace stretches the full length of the house, raised well above the waterline to create a tranquil setting ideal for entertaining or quiet reflection. To the west, the garden benefits from afternoon and evening sun. This area is screened from the road by mature yews, hollies, and other established trees. From here, there are open views across the canal to a collection of historic buildings, once part of the area's early industrial landscape. A generous storeroom is accessed via the courtyard, providing convenient space for garden tools and equipment.

The approach is equally impressive, with a telephone-controlled electric gate opening to a generous private driveway with ample space for parking.

Agents Note

As Rock House lies within a Conservation Area, additional regulations apply to certain types of development, demolition, and tree works — including those affecting trees not protected by a Tree Preservation Order (TPO). These measures are designed to safeguard the area's distinctive character and landscape. At Rock House, several trees along Barton Road are subject to TPOs. Not only do they provide excellent screening from the road, but they also contribute significantly to the setting and privacy of the property.



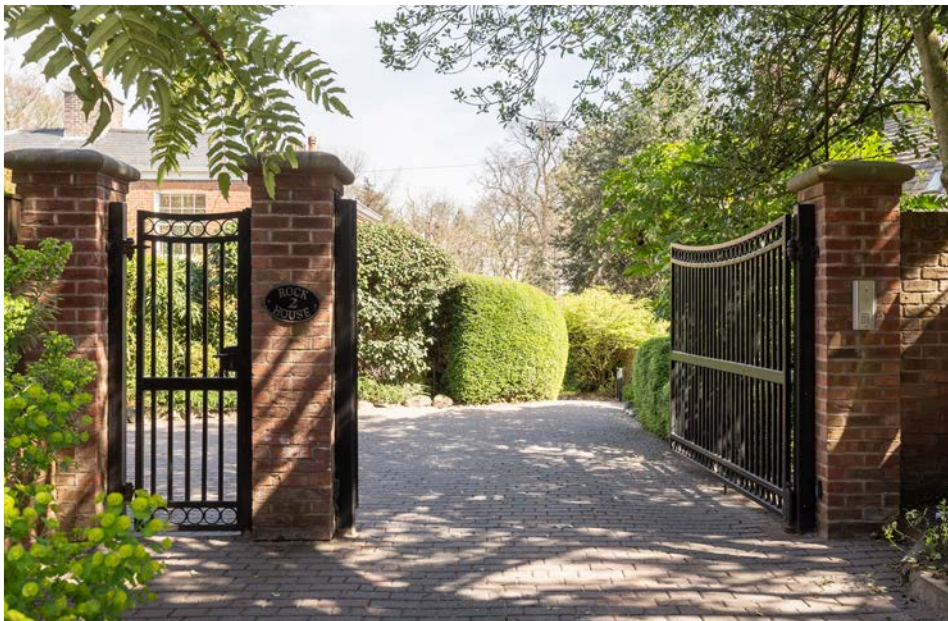


Local Information

Worsley is a picturesque village in Greater Manchester, celebrated for its historic link to the Bridgewater Canal—the first true canal in England. With charming period architecture, mature trees, green spaces, leafy surroundings and a rich industrial heritage, it offers a peaceful setting just minutes from Manchester’s vibrant city centre.

From the front gate of Rock House, it’s an easy walk to local restaurants and pubs, as well as to Worsley Park Country Club, which offers golf, a gym, and a swimming pool. You can also step directly onto scenic woodland trails or follow the picturesque canal towpath. The towpath itself is a tranquil walking route that winds through open fields and leads directly to RHS Garden Bridgewater, a significant public garden created by the Royal Horticultural Society. These routes offer not only daily convenience but a remarkable connection to nature.

The area is well served by respected schools, including the highly regarded St Mark’s C of E Primary and the independent Bridgewater School, which provides education from nursery through to sixth form. Worsley is also ideally placed for commuters, with direct road links via the M60, M62, and A580. Manchester city centre, MediaCityUK, and Salford Quays can all be reached within 15 to 20 minutes by car. Regular bus services and nearby rail connections further enhance daily accessibility.



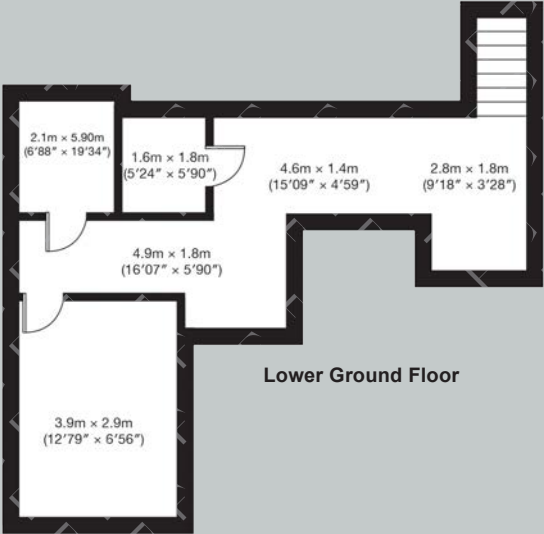
Floor Plans



Ground Floor



First Floor



Lower Ground Floor



Total area: approx. 290 sq. metre (3121.5 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Rock House is connected to mains electricity, gas, water and drainage, with gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

M28 2PB

Band G

Rating D

Freehold

Viewings Strictly by Appointment

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