



Country Home Freehold

## WESTERHILL ASHTON-UNDER- LYNE OL7 9RU

Asking Price

# £1,250,000

### FEATURES

- Substantial and historic unique period property
- Stunning landscaped gardens
- Income from adjacent three storey converted Coach House
- The 'Manor House' of the idyllic and sought after hamlet of Westerhill
- Rare lifestyle/business opportunity
- Within easy reach of junction 23 of M60 and links to Manchester City Centre
- Stunning countryside views
- Impressive wood panelled rooms including incredible billiard room
- Further development potential for The Coach House (STP)
- Close to Park Bridge Heritage Centre and Daisy Nook Country Park



CHARTERED SURVEYORS, ESTATE AGENTS  
 & PROPERTY MANAGEMENT SPECIALISTS



# 8 Bedroom Country Home located in Ashton-Under-Lyne

## SUMMARY

Dawsons are delighted to bring to the market Westerhill House a unique and exceptional period residence which is being sold with the adjacent Coach House. The latter has been converted and utilised as a successful Airbnb/holiday let. There is no vendor chain with either. The properties are situated in a peaceful hamlet in the scenic and historic Alt Hill Lane/Park Bridge area. This is an excellent location for those looking for a rural setting yet within easy access of all local amenities and excellent commuter links. \*\* NO FORWARD VENDOR CHAIN \*\*

Westerhill House is steeped in history and until 1964 was owned by the Lees family who ran the Park Bridge Iron Works, which provided the rivets for the Eiffel Tower. The nearby Coach House offers further development potential, particularly to the ground floor where there are three garages and storage rooms. Above, on the first floor is currently a three bedroomed apartment. Further, on the second floor and independently accessed, is the open plan loft penthouse.

## VIEWING ESSENTIAL

### Contd.....

The Accommodation briefly comprises:

Westerhill House:

Main Entrance Hallway panelled with mosaic floor and with further side Cloaks access, downstairs WC. Fabulous Wood Panelled Billiard Room with high vaulted beamed ceiling. The Panelled Gun Room is adjacent and open to the Billiard Room. The Inner Hallway is lofty and open to the first floor ceiling. The staircase is Georgian. A substantial stained glass window is at one end of the inner hallway. There is a large wood panelled Dining Room with quartered oak flooring, and an open fire in the dramatic large heavily carved wooden fireplace.

The Drawing Room has an impressive 16' bay window having views across the landscaped Gardens and the adjoining valley.

Off the Drawing Room is the architect designed 17' x 17' Conservatory, which offers panoramic views to the south and west. In the rear part are storage cupboards and a sink. It has a quarry tiled floor and on two sides, aluminium set large sliding double glazed doors, plus a separate entrance to the terrace. Built in 1977 and designed by an award-winning Manchester architect, Donald Buttress.

The Breakfast Kitchen seats 6-8 and off it are steps down into the cellar, which has a large salting table and a separate wine cellar. Boiler housed there. Currently used for storage and as a laundry area.

To the first floor there are 4 double Bedrooms (2 having En-suites) and a Family Bathroom

Externally Westerhill House has a substantial courtyard driveway area with large, well maintained, formal Gardens laid mainly to lawn with well stocked flowerbeds and mature border plants and shrubs. The large terrace and walkways are made from reclaimed York stone footpaths in Aul.

The Coach House:

On the ground floor are 2 inter-connecting large Garages (one with a pit) and with composite marble floors. To the side is a further garage/store room and at the rear, are 2 utility/Store Rooms (one was the Boots Room and also has a composite marble floor). The ground floor has further potential for development (STP) To the first floor there is a main Living Room with Dining Kitchen off, there are 3 further Bedrooms and Bathroom with separate WC. Pitch pine parquet flooring throughout. To the second floor is a substantial open plan Studio Apartment with Kitchen area and Bathroom/WC and has lots of storage space. Externally there's a courtyard driveway to the front of the property whilst to the rear there's a good sized decked Garden area with stunning countryside views.

The hamlet of Westerhill is located in a beautiful rural setting yet is within easy reach of Ashton-under-Lyne Town Centre whose train, Metrolink and bus stations provide excellent commuter links into Manchester City Centre. Junction 23 of the M60 on Ashton Moss provides road access throughout the North West and the national motorway network. In the immediate vicinity of Westerhill are numerous countryside walks to the Park Bridge area or the Daisy Nook Country Park where its car park has an excellent cafe, toilets, and is popular with dog walkers. En route through the Medlock Valley are woodlands and wild flower meadows. Nearby towns and villages including Oldham, Stalybridge and Uppermill providing further shopping and recreational amenities.

[The Accommodation in Detail:](#)

## WESTERHILL HOUSE

## GROUND FLOOR

### Entrance Hallway

Panelled Entrance Hallway featuring a mosaic tiled floor, central heating radiator.

### Boot Room

Quarry tiled floor, part tiled walls, central heating radiator.

### Cloaks/WC

Low level WC, wash hand basin, tiled floor, central heating radiator

### Billiard Room

26'1 x 19'5

Wood panelled with mainly quartered oak flooring. At far end is a raised Inglenook seating area (12'0 x 8'1) with featured carved stone fireplace. To one side is a further raised area with expansive curved bay window. The hammer beams on the ceiling are echoed by the similarly carved legs on the in-situ period Billiard Table.

At floor level and behind grills are the old, and still functioning well, central heating pipes. The Billiard Room is open to:

### Gun Room

14'8 x 11'9

Wood panelled and with a quartered oak floor and featuring a similar stone carved fireplace, gun cabinets.

### Inner Hallway

Central heating radiator, feature access hatch to the Gun Room. Height is up to the ceiling of the first floor with a Georgian staircase and at one end, a stunning stained glass window depicting the Black Knight of Ashton-under-Lyne.

### Drawing Room

17'8 x 16'4

Large bay windowed seating area (a 16' half circle) with panoramic views across the garden and adjacent valley, feature period wood surround fireplace, 2 central heating radiators. Door from Drawing Room into conservatory.

### Conservatory

17'11 x 17'3

Designed by the well-known Manchester architect, Donald Buttress. Has six aluminium inset sliding double glazed windows, tiled floor, stainless steel sink unit with base units at rear. Half the ceiling is wood panelled.

### Dining Room

21'3 x 14'8

Features a heavily carved wood and stone fireplace. Room is wood panelled and with a quartered oak floor. A deep and wide casement window provides seating, under which is a concealed central heating radiator.

### Breakfast Kitchen

15'0 x 10'9

Will seat 6-8 people around table. Single drainer, one and a half bowl stainless steel sink unit, range of wall and floor mounted solid pale oak Rational units, built-in oven and grill, four ring gas hob, part tiled walls, tiled floor, central heating radiator. Off the Kitchen there is access to:

### Cellar

25'1 x 11'9 overall

Large salting table in main cellar and off it is the wine cellar. Main cellar used as utility/storage/laundry area and with a Belfast sink.

## FIRST FLOOR

Feature staircase with stunning stained glass window depicting the Black Knight of Ashton under Lyne

### Bedroom (1)

17'9 x 14'9 maximum including en-suite

Built-in wardrobes, under window storage compartments, two central heating radiators

### En-suite

White suite having shower cubicle, pedestal wash hand basin, low level WC, part tiled, heated chrome towel rail/radiator

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**Bedroom (2)**

15'0 x 15'1 maximum including en-suite  
Built-in alcove storage wardrobes, central heating radiator

**En-suite**

Panel bath having shower over, pedestal wash hand basin, low level WC, part tiled, central heating radiator.

**Bedroom (3)**

14'10 x 11'11  
Feature fireplace with tiled hearth, built-in alcove storage wardrobes, central heating radiator

**Bedroom (4)**

15'6 x 11'3 plus store recess  
Wash hand basin with vanity storage unit below, two central heating radiators

**Bathroom/WC**

9'1 x 5'10  
White suite having wood panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled recess spotlights, central heating radiator

**Externally:**

To the front of the property there is a Courtyard providing off road parking for numerous vehicles, flagged patio area and flagged walkways.

There are magnificent, formal, lawned Gardens abutting open countryside with well stocked flowerbeds and mature border plants and shrubs.

**THE COACH HOUSE**

**2 Interconnecting Garages each being:**

17'7 x 15'0  
Tiled walls and composite marble flooring throughout. Both Garages benefit from power and lighting with the right-hand Garage having an inspection pit. At side a further garage/storage room:

**Rear Storage Garage Room**

13'11 x 8'10

**Laundry Room/Utility 2(accessed from the rear)**

10'5 x 8'11  
Belfast sink and fitted worktops

**Boots Room (accessed from the rear)**

8'11 x 5'6  
With composite marble flooring, Belfast sink and fitted worktops.

**First Floor:**

**Landing**

Two double glazed windows, two central heating radiators.

**Sitting Room**

17'0 x 15'0  
Featuring pitch pine Parquet flooring, which is also throughout the first floor. Three double glazed windows, two central heating radiators .

**Dining Kitchen**

11'10 x 10'3  
Single drainer stainless steel sink unit, range of wall and floor mounted units, Parquet flooring, part tiled, double glazed window, central heating radiator

**Bedroom (1)**

11'10 x 9'11  
Two double glazed windows, central heating radiator.



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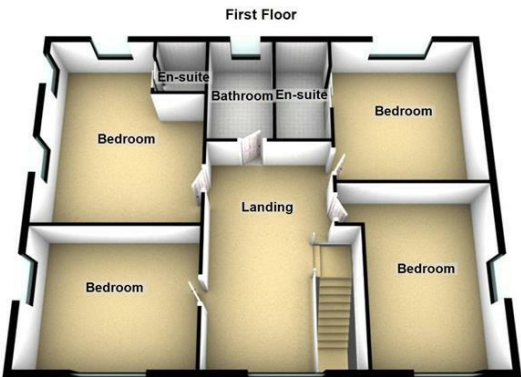
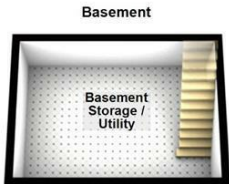
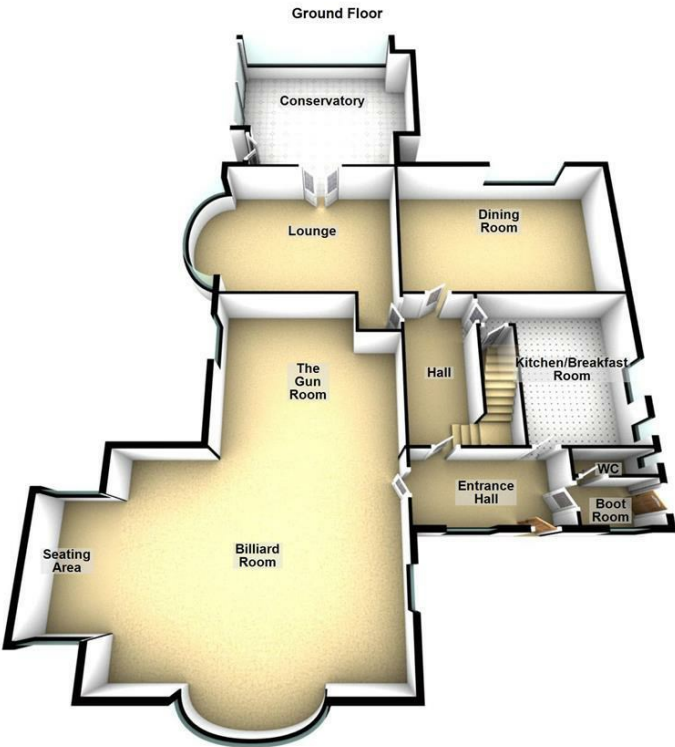
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.