

DAWSONS

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Westerhill, Ashton-Under-Lyne, OL7 9RU

Dawsons are delighted to bring to the market Westerhill House, a unique and exceptional period residence. The property is 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

Offers In The Region Of £750,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Westerhill, Ashton-Under-Lyne, OL7 9RU

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

SUMMARY

Dawsons are delighted to bring to the market Westerhill House a unique and exceptional period residence. The property is 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 **

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 Accommodation in Detail:

WESTERHIL 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 (7.95m x 5.92m)
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 (4.47m x 3.58m)
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 (5.38m x 4.98m)
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 (5.46m x 5.26m)
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 (6.48m x 4.47m)
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 (4.57m x 3.28m)
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 Rationale 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 (7.65m x 3.58m 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 11’9 maximum including en-suite (5.41m x 4.50m 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

Bedroom (2)

15’0 x 15’1 maximum including en-suite (4.57m x 4.60m 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 (4.52m x 3.63m)
Feature fireplace with tiled hearth, built-in alcove storage wardrobes, central heating radiator

Bedroom (4)

15’6 x 11’3 plus store recess (4.72m x 3.43m plus store recess)
Wash hand basin with vanity storage unit below, two central heating radiators

Bathroom/WC

9’1 x 5’10 (2.77m x 1.78m)
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.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(59-88) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	