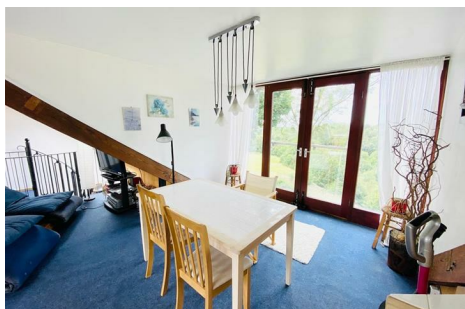


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The Coach House, Westerhill, Ashton-Under-Lyne, OL7 9RU

Dawsons are delighted to bring to the market The Coach House, a unique and exceptional period residence which has been converted and utilised as a successful Airbnb/holiday let. 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 **

The 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 £425,000

The Coach House, 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
- Close to Park Bridge Heritage Centre and Daisy Nook Country Park
- Within easy reach of junction 23 of M60 and links to Manchester City Centre
- Further development potential for The Coach House (STP)

Contd.....

The Accommodation briefly comprises:

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:

THE COACH HOUSE

2 Interconnecting Garages each being:

17'7 x 15'0 (5.36m x 4.57m)

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 (4.24m x 2.69m)

Laundry Room/Utility 2(accessed from the rear)

10'5 x 8'11 (3.18m x 2.72m)

Belfast sink and fitted worktops

Boots Room (accessed from the rear)

8'11 x 5'6 (2.72m x 1.68m)

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 (5.18m x 4.57m)

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 (3.61m x 3.12m)

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 (3.61m x 3.02m)

Two double glazed windows, central heating radiator.

Bedroom (2)

11'10 x 9'11 (3.61m x 3.02m)

Wash hand basin, two central heating radiators, double glazed window and adjacent to inner hallway with Parquet flooring.

Bedroom (3)

9'5 x 6'3 (2.87m x 1.91m)

Wash hand basin with vanity storage unit below, double glazed window, two central heating radiators.

Bathroom

6'2 x 5'3 (1.88m x 1.60m)

Panel bath with shower over, wash hand basin with vanity storage unit below, Parquet flooring, double glazed window, central heating radiator.

WC

Low level WC.

STUDIO APARTMENT

with a separate access off the First Floor Landing there is a spiral staircase to the Studio Loft Apartment.

Studio Loft Apartment

30'8 x 19'0 (overall measurement) (9.35m x 5.79m (overall measurement))

Part restricted headroom with the exception of the central dining area which is within a large dormer extension.

Eight double glazed Velux windows, double glazed French doors and side lights with Juliet balcony.

Built-in storage cupboards, eaves storage, three central heating radiators.

Kitchen Area with stainless steel sink unit, range of floor mounted units, part tiled.

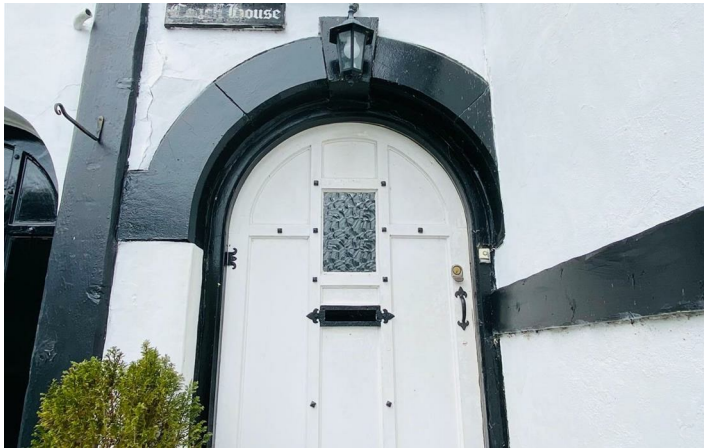
Separate Bathroom with white suite having panel bath with mixer shower tap attachment, low level WC, pedestal wash hand basin, part tiled, central heating radiator.

Externally:

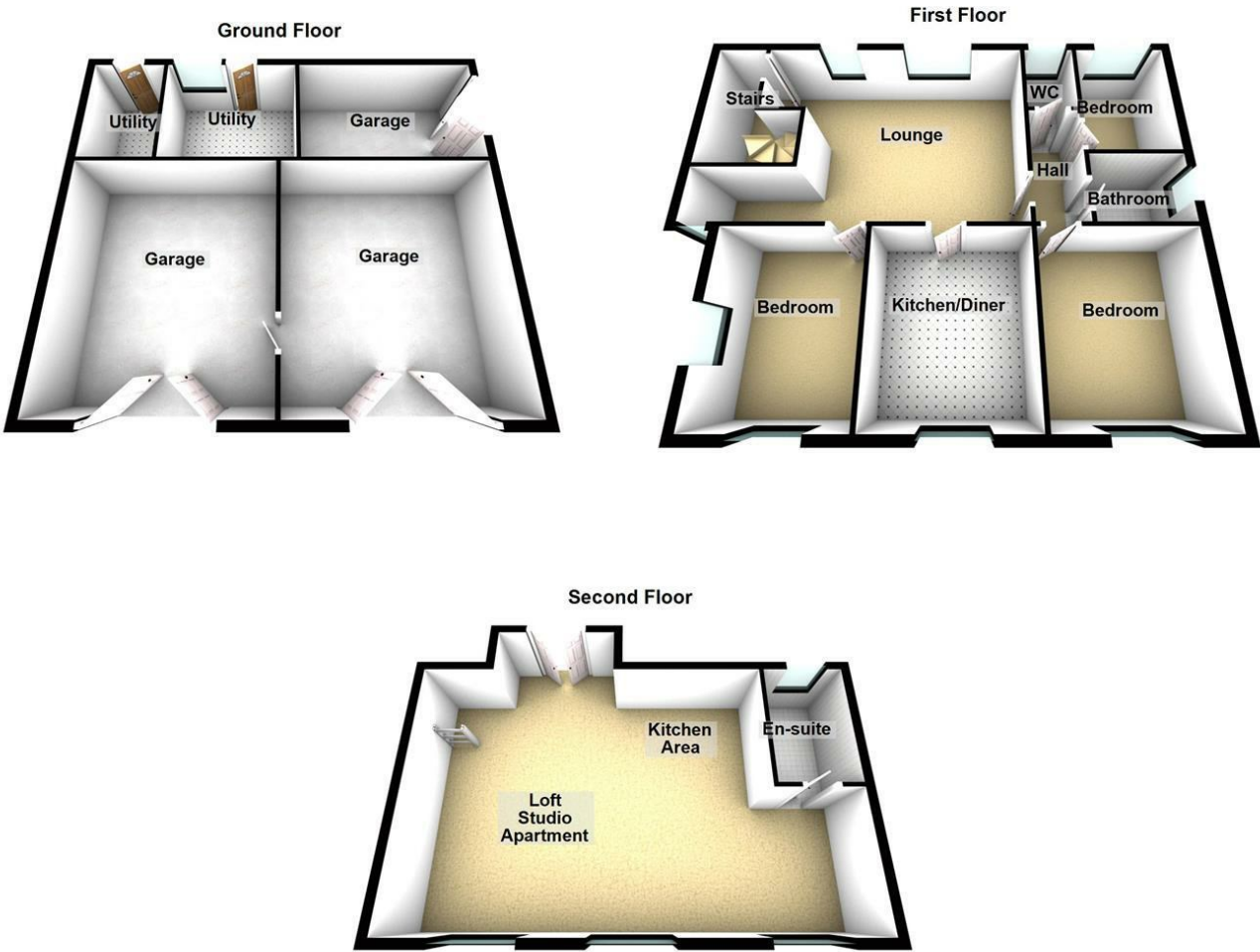
The Coach House has a courtyard driveway providing ample off road parking. To the rear is shared access. Delightful tiered garden with a large decked garden area which provides stunning countryside views.



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.

