



Waterside House South  
Rochdale Road | Todmorden | OL14 6NU



# WATERSIDE HOUSE SOUTH

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*"We were immediately attracted to the magnificent Georgian Façade of Waterside House South," say the current owners of this beautiful home, set in a tranquil hamlet of just 5 properties, "which contrasted but complemented the C 1700's original part of our home. This makes it a truly unique property in every sense of the word."*







A delightful period property presenting versatile accommodation boasting an impressive Georgian frontage with origins dating back to the early 1700's.

The property offers substantial accommodation which is presented to the highest of standards; sympathetically modernised and restored retaining original period features resulting in a wealth of charm and character throughout. The property sits overlooking stunning grounds of approximately 0.4 acres which are privately enclosed within a protective tree lined border. Located within this popular village, offering immediate access to glorious open countryside whilst at the same time being highly commutable positioned central to major commercial centres whilst only a 5-minute walk from a railway station. Local services and amenities are in abundance and include highly regarded schools.

#### Ground Floor

An entrance door opens to the reception hall which immediately provides an impressive introduction to the property; original period features being on display including a high ceiling height and deep skirting boards, a theme which continues throughout.

The hallway has exposed floor boards, an original staircase rising to the first floor level whilst access is given to a generous cloaks cupboard and a W.C which is presented with a two piece suite. From the hall access is provided to the lounge, dining room and kitchen.

The breakfast kitchen has two large windows to the rear overlooking the courtyard; the banking beyond full with rhododendron resulting in a picturesque backdrop. Presented with a traditionally styled range of furniture with work surfaces that incorporate a single drainer one and a half bowl pot sink. A compliment of appliances include a stove that consists of a double oven and grill with an eight-ring burner; the stove is set back into a chimney breast with a tiled back cloth and concealed extractor. Further appliances include a Whirlpool microwave oven, a fridge freezer, wine fridge and a dishwasher.







# Seller Insight

“This is a home of historic importance,” the owners continue, “being Grade II listed and noted by both English Heritage and Historic England. It was one of the Fielden family homes, a Quaker family who became multi-millionaire factory and mill owners but who shared their wealth in many charitable ways. They also built the magnificent Town Hall and the Unitarian Church in Todmorden, amongst other public buildings, and were patrons of Fleetwood Lifeboat, indeed we have a photograph of the actual lifeboat outside our home! The house has been sympathetically restored, retaining many original features throughout.”

“Having settled here in the year 2000, we have lived here very happily for 19 years,” say the owners. Our home is at its most atmospheric and beautiful at Christmas with three large Christmas trees in our reception and dining rooms. It is a wonderful home for parties as we have two kitchens: our bespoke kitchen on the lower floor and our conservatory kitchen, fully equipped for catering when we are dining ‘al fresco’ or in the conservatory. This is a convenience we have become used to and is another unique feature of our home.” Another unique feature is the original high level fully functioning and working outside toilet.

“Visitors love our home as much as we do, and children especially find it a magical place. We have a beautifully sunny outdoor raised terraced seating and dining area at the rear of our home which leads onto a residents only private lane with hills and fields up and beyond. Each June the hillside overlooking our rear terrace is a riot of colour with a mass of rhododendron flowers, with blooms the size of footballs. Parking is plentiful on the impressive, sweeping driveway, so we can easily accommodate visitors’ vehicles alongside our own.”

The local area has much to offer too. “The Charming and thriving market town of Todmorden is a five minute walk from our home, says the owners. There are also 3 supermarkets within easy reach and a great café society with a good selection of cafes, small micro pub bars, tapas, Indian and English cuisine all within walking distance. Todmorden also has old coaching inns and hostleries for a drink and a bite to eat. The Railway station is a 5 minute walk from our home with free parking on site, providing excellent travel links for commuters and shoppers alike to cities such as Manchester (30Minutes), Leeds (1 hour) and Chester, London with the fastest journey time to Kings Cross of 3 hours 8 minutes as well as the Coast. The M62 Motorway network is just 15-20 minutes’ drive away for travel by car. Education and healthcare are superb in the area too, and leisure pursuits are well provided for with beautiful walking and cycling trails. All year round there is something of interest happening in Todmorden, with a multitude of thriving, committed community groups and social events in the town.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















The lounge is a stunning room with four full height windows, each with original leaded top sections, all overlooking differing aspects of the garden whilst inviting an abundance of natural light indoors. Period features include ornamental coving to the ceiling with Lincrusta detailing dropping to picture rail level and deep skirting boards.

A marble carved fireplace is home to a living flame effect electric fire. From the lounge internal French doors open to a stone stairway that leads to the orangery / garden room and facing the exterior stone steps is another French door. The orangery / garden room is a beautiful room offering generous living space situated to the south aspect of the property commanding a stunning outlook over the gardens with full tiling to the floor, a feature marble fireplace and French doors opening directly onto the external terrace inviting the outdoors inside.

The dining room also displays original features including a high ceiling height, wood panelling to the dado rail and deep skirting boards. Two windows to this double aspect room command a pleasant outlook whilst central to two archway an ornamental fireplace to the chimney breast has a cast iron fire boasting ornamental tiled plinths with an inset solid fuel real flame fire.

The utility is accessed internally from the orangery; offers a versatile spacious layout and is presented with furniture with a work surface that incorporates a sink. The room presents a complement of appliances including an integral oven with a hob and extractor hood whilst having plumbing for both a washing machine and dishwasher; space for a fridge freezer and dryer whilst also housing the central heating boiler. An external door opens to the rear courtyard. The snug / fourth bedroom offers private versatile accommodation.





“ It is difficult to choose just one favourite room, from our breathtaking lounge with floor to ceiling leaded French windows and Modillion plaster cornice with Greek Lincrustia frieze, to the panelled dining room with its open log fire roaring in the winter months. While the former is bright and airy, the latter is a cosy, comforting haven where dinner parties go on for many hours, looking out across the hills to Dobroyd Castle. However, our unique underloft is the room our grandchildren love - it is like entering Namia! It is a huge space, ripe for conversion to a secret playroom for children and is entered into by two small doors.”

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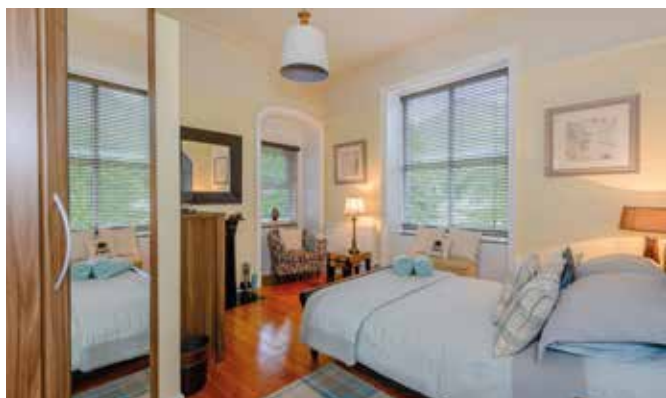




#### First Floor

The staircase rises passing an ornamental leaded window whilst a further skylight ensures natural light is invited indoors. The master suite is positioned to the south aspect of the property with three large windows overlooking the grounds resulting in a stunning outlook. Original features include ornate coving to the ceiling with Lincrusta detailing down to picture rail level and deep skirting boards. The guest suite is situated to the west aspect, has windows to two elevations, exposed floorboards and original period detailing. The room has an ornamental cast iron fireplace to the chimney breast whilst an open plan en-suite presents a wash hand basin with vanity cupboards beneath and a step-in shower with body jets. The third bedroom has windows set to stone mullion surrounds overlooking the rear elevation. The family bathroom is presented with a three piece suite consisting of a step-in shower, a wash hand basin with vanity cupboards beneath and a P-shaped bath with shower over. This room has full tiling to the walls and an original leaded sash window with feature wood panelled surrounds. A separate W.C is presented with a low flush W.C and a wash hand basin.









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“ Our huge secluded garden has been the backdrop for many garden parties and barbecues which our family and friends have all enjoyed with us. Wildlife and deer abound in and around our garden. The deer live happily around us, coming down the hillside on occasion to feed. We feel extremely privileged to have nature so close at hand.”



## Externally

A private access road off Rochdale Road gives vehicular access to the property. The access road gives ample parking and turning rights whilst also giving pedestrian and vehicular access to the grounds of the house. A private driveway leads to an enclosed and generously proportioned parking area which provides off road parking for several vehicles and is home to a garden shed and a single garage. To the south aspect of the property is a generously proportioned garden mainly laid to lawn with a variation of well-established flower, tree and shrub borders ensuring an excellent level of privacy. Over-looking the garden is a stone flagged seating terrace with surrounding flower borders and paved walkways. A stone stairway leads down to the immediate front aspect of the property and a garden mainly laid to lawn, set within a variation of established trees and a two-tiered flower bed. To the rear a privately enclosed terrace enjoys a delightful backdrop whilst there is access to an external W.C.





## Todmorden

An absolutely charming market town situated in the Upper Calder Valley in Calderdale approximately 17 miles from Manchester nestling in the heart of the Pennines at the meeting point of three narrow river valleys. The River Calder flows down the Burnley valley, from the Rochdale valley, continuing down the Halifax valley towards Hebden Bridge. Stoodley Pike, part of the Pennine way is a locally famous landmark popular with hikers as is the National Trust heritage site Hardcastle Craggs at Hebden Bridge.

Waterside House South sits within a 5-minute walk of the town centre which presents a diverse range of shops, cafes, restaurants, traditional pubs and supermarkets. There's a market most days of the week, great NHS facilities, a leisure centre, a theatre and Incredible Edible, a group which grows fruit and vegetables around the town for anyone to pick. Todmorden is blessed with stunning surrounding scenery and a thriving art community ensuring that it has plenty to offer any visitor. In 2016 Todmorden also became a 'Walkers are Welcome Town' being an ideal base for walking; you can go the length of the canal or up along the tops. Additional walks include Todmorden beach – a patch of sand on one of the reservoirs that's popular in summer. In short, the property and location offer the best of both worlds; all the amenities of the town right at hand, but with the delightful surrounding countryside on your doorstep..... a commuter's paradise; rural, bustling with local services and within a short drive of the M62











#### Additional Information

A grade II listed freehold property with mains, gas, water, electric and drainage.

Red outline - Freehold plot. Blue outline – Access and parking.

#### Directions

From the centre of Todmorden on the A6033 Rochdale Road proceed in the direction of Rochdale. The property is on the left hand side of the road opposite Daleside.



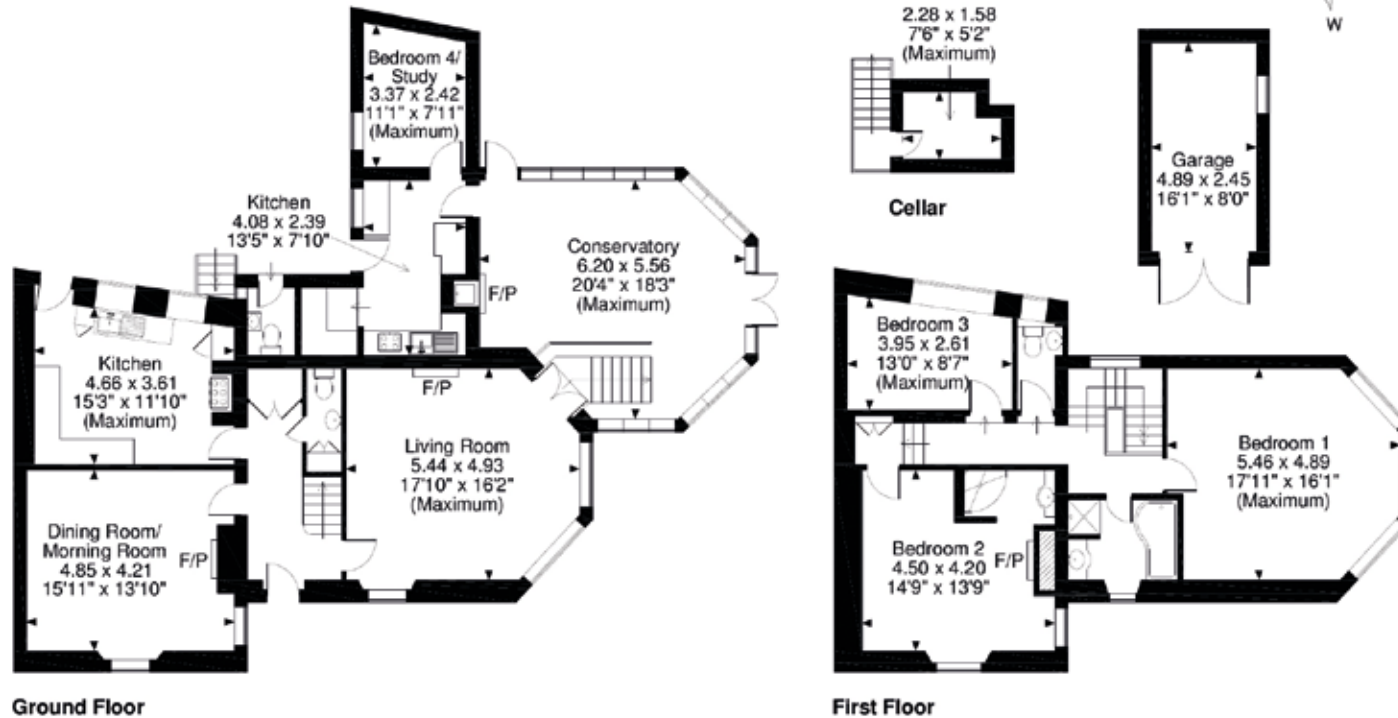
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**Rochdale Road, Todmorden**  
**Approximate Gross Internal Area**  
**Main House = 2261 Sq Ft/210 Sq M**  
**Garage = 129 Sq Ft/12 Sq M**



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