



Mayroyd Norden Road

Bamford Rochdale OL11 5PT

ADAMSONS

Mayroyd Norden Road

Bamford Rochdale

Offers in the region of £1,750,000

- Magnificent character residence
- Gated private drive
- 4 reception; 7 beds
- Swimming pool, gym, tennis court

A substantial period stone built detached Edwardian residence with the benefit of PLANNING PERMISSION FOR 3 DETACHED HOUSES & CONVERSION OF THE EXISTING DWELLING TO FORM 2 RESIDENTIAL DWELLINGS. Dating back to 1906 with a wealth of character and enjoying a stunning attached SWIMMING POOL & LEISURE COMPLEX including steam room and Jacuzzi plus outdoor full-size TENNIS COURT. Extending to approximately 0.46 hectares (1.14 acre) and accessed via a private gated drive, this magnificent, beautifully presented property includes 4 reception rooms, 7 bedrooms, 4 bath/shower rooms and additional rooms plus a 3 CAR GARAGE with GYMNASIUM above. A rare opportunity to acquire such a unique property and development potential. FULL DETAILS AND PLANS AVAILABLE ON REQUEST.

The ACCOMMODATION comprises: hall with cloakroom/WC and 2 staircases to the 1st floor; 2 lounges; games room/orangery with access to the gymnasium above the garages; breakfast-kitchen with open plan dining and sitting areas; utility room; large pantry; store; boiler room; side porch. To the 1st floor: Master bedroom with walk-in wardrobe and en suite; 3 further bedrooms, 1 with private en suite and 2 with shared en suite; there are 3 staircases leading to the 2nd floor/attic accommodation comprising a large office/bedroom; 3 further bedrooms; sitting room; bathroom and ample eaves storage. With access via the orangery is the LEISURE COMPLEX which includes the pool of 14m x 4.57m, a sitting area with patio doors to the barbeque area; Jacuzzi; 2 shower rooms; 2 changing rooms; steam room and mezzanine games area.

The PLANNING proposal comprises a "hybrid" planning application (part outline and part full). Outline to include details of access, layout and scale for the erection of three detached dwellings; full application for conversion of existing dwelling to form two residential dwellings including replacement of glazed link with solid wall and alterations to fenestration. Planning permission granted 6th December 2018. The development must be begun not later than three years beginning with the date of this permission.

Conveniently located within a very short walk of Bamford Precinct with restaurants, Tesco Express etc, Bamford Academy primary school and beautiful countryside. Also within easy reach are St Michael's primary school, Oulder Hill Community School and buses for Rochdale, Bury and Manchester. Motorway access is 3 miles away and Manchester City Centre 11 miles.

Freehold; Main house built 1906; Garage built 2001 & pool complex 2005; Council Tax Band H; Double glazed (part triple with original stained glass); Gas central heating; Planning permission subject to conditions; Tree Preservation Orders in place; Located off Norden Road almost opposite Norford Way.





