



**The Old Barn
Prickshaw Lane
Broadley Fold
Healey Dell
Rochdale
OL12 8XN**

Situated on the edge of the desirable hamlet of Prickshaw in a superb rural setting, an exceptionally well presented 4 bed character property with gardens and ample parking. Enjoying spectacular views, this unique property dates back to the 1800's but was totally rebuilt in 1995 and therefore offers excellent thermal qualities and modern facilities within a character stone building. The house is in the middle of a small row of similar character properties. Easily accessible for schools and excellent amenities via Station Road at Healey and from the Norden/Bamford side via Lanehead.

GROUND FLOOR

Entrance Hall: with tiled floor and coat hooks.

Cloakroom: White WC and washbasin; shelved cupboards and tiled floor.

Lounge: fabulous spacious lounge having substantial brick fireplace with large multi-fuel stove fire, open plan spindled staircase, archway with double French doors to garden room and 2 storey arched window to barn-door opening at front.

Garden Room: enjoying a superb aspect over the rear garden, a characterful room with exposed stonework and ceiling rafters, underfloor heating to tiled floor and French door to patio.

Dining-Kitchen: delightful room which was totally refurbished in 2019 with Shaker style fitted units, integral Bosch appliances comprising combination microwave oven, multi-function electric oven, induction hob,



£399,950

Character Property

dishwasher, fridge and freezer. There is an extractor hood, breakfast bar, double doors to lounge and access to utility room and entrance hall.

Utility Room: with uPVC stable door to rear, plumbing for washing machine and vented for dryer.

FIRST FLOOR

Landing: spindled staircase with arched barn-window affording superb panoramic views.

Bedroom 1: stunning views to front. Large WALK-IN WARDROBE with rails and laminate flooring

En Suite: beautifully appointed wet room comprising a modern suite with glazed shower area and plumbed shower, WC, washbasin to vanity unit, chrome ladder towel radiator and fully tiled walls and floor.

Bedrooms 2,3 & 4: all good sized single rooms although they could accommodate double beds.

Bathroom: white suite comprising bath with shower above from the mixer taps and glass screen, WC, washbasin, chrome ladder radiator, tiled walls and underfloor heating to tiled floor.

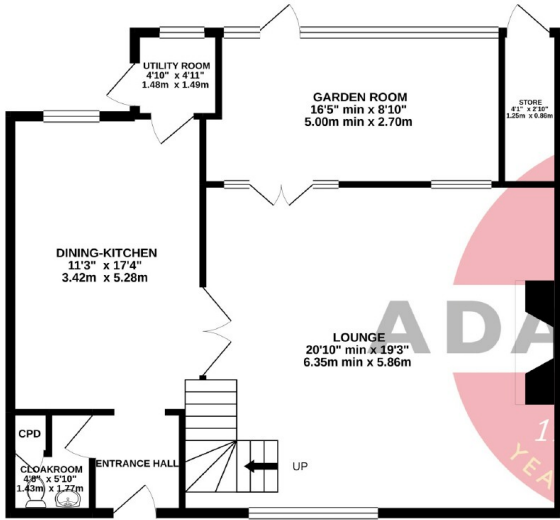
EXTERNALLY: A large gravelled PARKING AREA is situated opposite the house with 2 sets of remote controlled farm gates for easy in and out access. There is a small, well-stocked FRONT GARDEN and to the rear, stone flagged patio areas, a good sized integral STORE and beautiful tiered GARDENS with lawns and stone walling. All areas enjoy fabulous views.

GENERAL: Freehold; Council Tax Band F; Mains gas, water and drainage; Double glazed (hardwood to front and new uPVC in 2020 to rear); Gas central heating (new boiler in 2019).

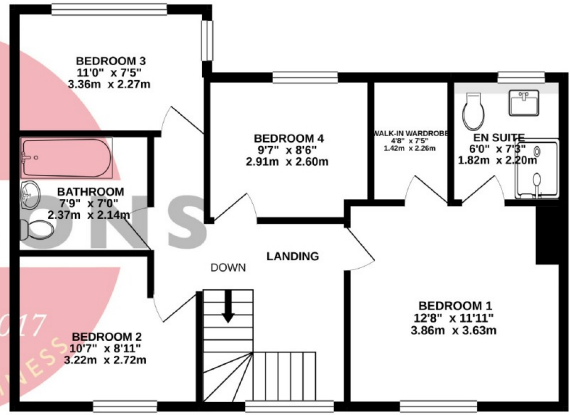
DIRECTIONS: From Market Street (A671) near Healey Corner and opposite Tonacliffe Road, turn into Station Road. After a few hundred yards, continue along the cobbled lane passing the fishing lodges on the left and up to Prickshaw Village at the top of the hill. The Old Barn is the middle property with the arched window. Park opposite through the wooden gates.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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