



**Withnell Fold, Withnell**

Guide Price **£825,000**

PR6 8BA



The Old Reading Room is an impressive stone built property steeped in history, dating back to 1890. A stunning home with spacious living accommodation and five bedrooms, the property boasts many lovingly restored original features and would make a delightful family home, overlooking tranquil gardens. The property was initially built for the benefit of the Withnell Fold mill workers and their families, with a reading room, library and first floor stage and concert hall with a sprung dance floor that still remains. During World War II it was used as a fire station and hospital and the famous Victorian opera singer Kathleen Ferrier was married in the house. Since these times, the property has undergone extensive refurbishment and been sympathetically extended, to provide a truly fabulous residence. A grand entrance awaits, as you step through the ceramic mosaic tiled floor, with double doors opening through to the grand entrance hallway. The original coving and cornicing have been lovingly restored throughout and the walls are covered with lincrusta, the earliest form of washable wall covering dating back to the Victorian era, known for its durability and ornate effect, no attention to detail has been spared. The hand crafted pitch pine solid wood staircase leads from the hallway to the first floor with a beautiful stained glass sash window allowing a brilliance of light to flood in. The formal lounge is a beautiful, bright grand room with double glazed stone mullioned windows and window seat to rear, with gold detailed coving and decorative fire surround. Bi folding doors lead through to the conservatory and has views over the privately enclosed courtyard.



The original library is now used as an office/den or could be used as a formal dining room and has views over the war memorial gardens, donated to the village by the late Colonel. The original reading room, and the property's name's sake, is now the most enviable bespoke breakfast kitchen with space for a large dining table, a great space to entertain, and a range of Clive Christian inspired farmhouse style units, fitted with display cabinets, wine and plate racks and pull out larder, with a gas powered Aga range cooker and double Belfast sink. Of course, no kitchen of this standing would be complete without integrated dishwasher and fridge freezer. At the end of the hallway there is a separate utility room, plumbed for a washing machine with an overhead lazy Susan, and cloakroom. To the first floor, the master suite has large dual aspect windows with views over the local countryside and war memorial gardens, with original wood sprung floors. The en suite bathroom has had the floor reinforced to accommodate the roll top bath with brass feet and a three piece "Charlotte" suite comprising high level flush wc, bidet, pedestal basin and traditional Victorian radiator/heated towel rail. The Wedgwood blue tiles were imported from Italy completing the sense of style. Bedrooms two, three and four are all double bedrooms with wood sprung floors in two of the rooms. Bedroom five would make an ideal study or single room, at present used for the current owner's granddaughter. The family shower room with part tiled and part wood panelled walls, a step in double shower enclosure, low level wc, pedestal basin and traditional Victorian style radiator/heated towel rail.







Gardens surround the property. The front garden is mainly laid to lawn with flower and shrub borders. To the rear is a courtyard style garden, mainly stone paved with a raised terrace providing a perfect place to dine al fresco, all privately enclosed by a stone built wall with raised borders. There is a part cobbled double driveway leading to a detached double garage with 2 single automatic roller shutter doors, power and lighting. Concrete floor sealed with epoxy coating. Withnell Fold itself is a peaceful village, retaining old fashioned charm and access to countryside and canal walks, whilst providing excellent access to the motorway network ideal for commuting.



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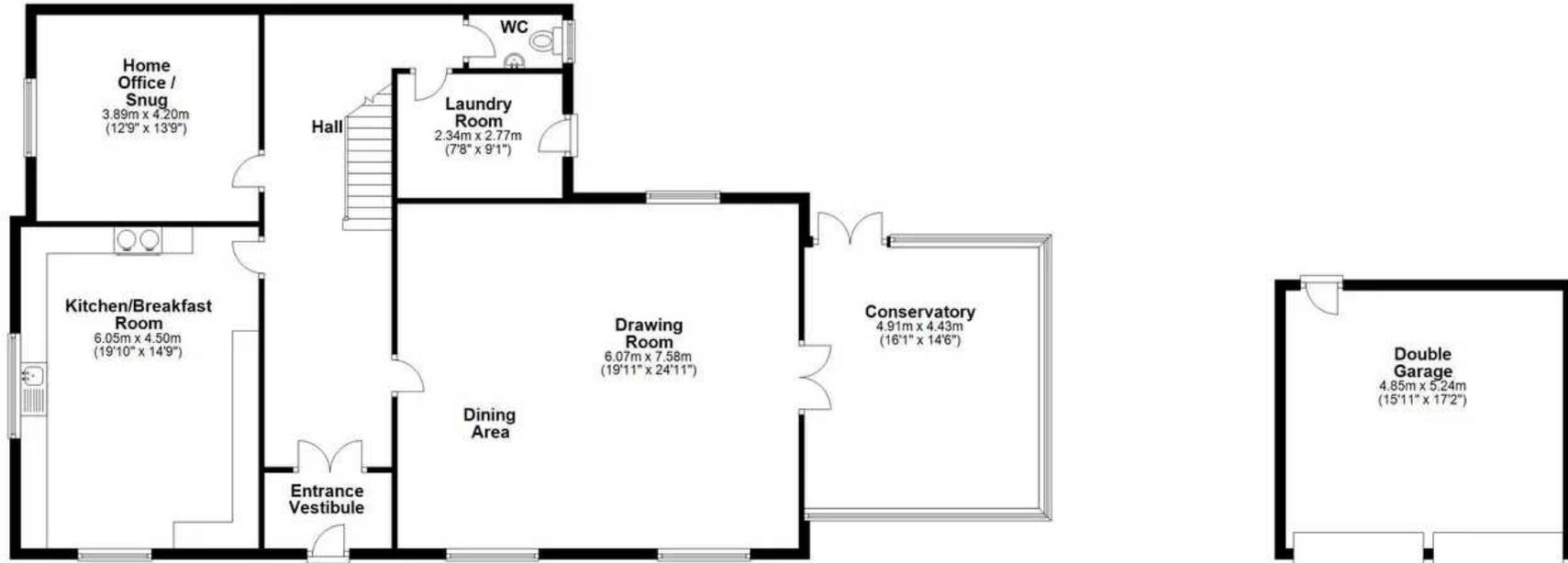
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**Ground Floor**  
Approx. 176.1 sq. metres (1917.4 sq. feet)



**First Floor**  
Approx. 118.1 sq. metres (1271.6 sq. feet)



Total area: approx. 296.3 sq. metres (3189.0 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
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