



Haugh Fold  
Newhey, Rochdale OL16 3RF  
OFFERS INVITED IN EXCESS OF £295,000

**Adamsons Barton Kendal** are privileged to present this stunning three- bedroom character cottage nestled in the ever - popular village of Newhey. Positioned on a peaceful and charming cobbled street, this delightful home offers the perfect blend of character, modern convenience and village living. The property benefits from on - street parking to the front and an EV charging point.

Situated within a conservation area, the property enjoys an enviable location just a short stroll from a fantastic range of local amenities, including independent cafe's , restaurants, shops and beautiful countryside walks right on the doorstep. Families will appreciate the excellent choice of nearby schools, including Newhey Community Primary School, and St Thomas' C of E Primary School.

Full of charm and original features, this beautifully presented cottage has been thoughtfully maintained and updated . The property was recently re-roofed in October 2024, with the benefit of a 10 - year guarantee, and also features gas central heating throughout.

Upon entering the property, you are welcomed into a characterful lounge featuring exposed stone walls, original ceiling beams and a feature fireplace with a multi fuel burner. The room also benefits from two useful storage cupboards (one housing the baxi boiler), spotlights, TV point and Radiator. The spacious dining kitchen is the heart of the home, fitted with a range of white base units complemented by solid wooden worktops and tiled splash backs. A Belfast sink with a stainless steel mixer tap, integrated washing machine and dishwasher provide practicality, whilst the feature fireplace houses a belling range cooker with extractor above. Stone flooring with under floor heating, a stable door opening onto the rear garden and two UPVC double glazed windows complete this impressive space.

Bedroom one is a generous double room, complete with fitted wardrobes to the alcoves and stylish decor.

Bedrooms two and three both overlook the rear garden. Bedroom two is a spacious double room, whilst bedroom three offers versatile space ideal as a child's bedroom , home office, or dressing room.

The family bathroom compromises a modern white three - piece suite including a bath with an overheard rainfall shower, vanity wash basin, WC and under floor heating.

Externally , the front of the property enjoys attractive stone planting beds overlooking the picturesque cobbled street, together with gated side access leading to the rear garden. The rear garden is a wonderful unique outdoor space featuring a decked seating area, block- paved pathway, flower beds, a timber storage shed and a superb timber summer house complete with power and lighting, making it ideal as a home office, gym or entertaining space.

Early Viewing Highly Recommended

**9 Haugh Fold, Newhey, Rochdale OL16 3RF**



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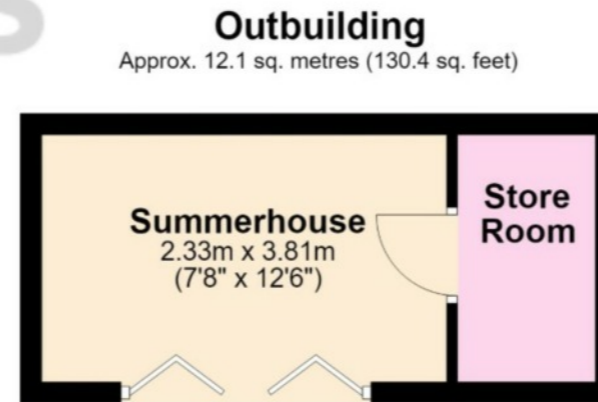
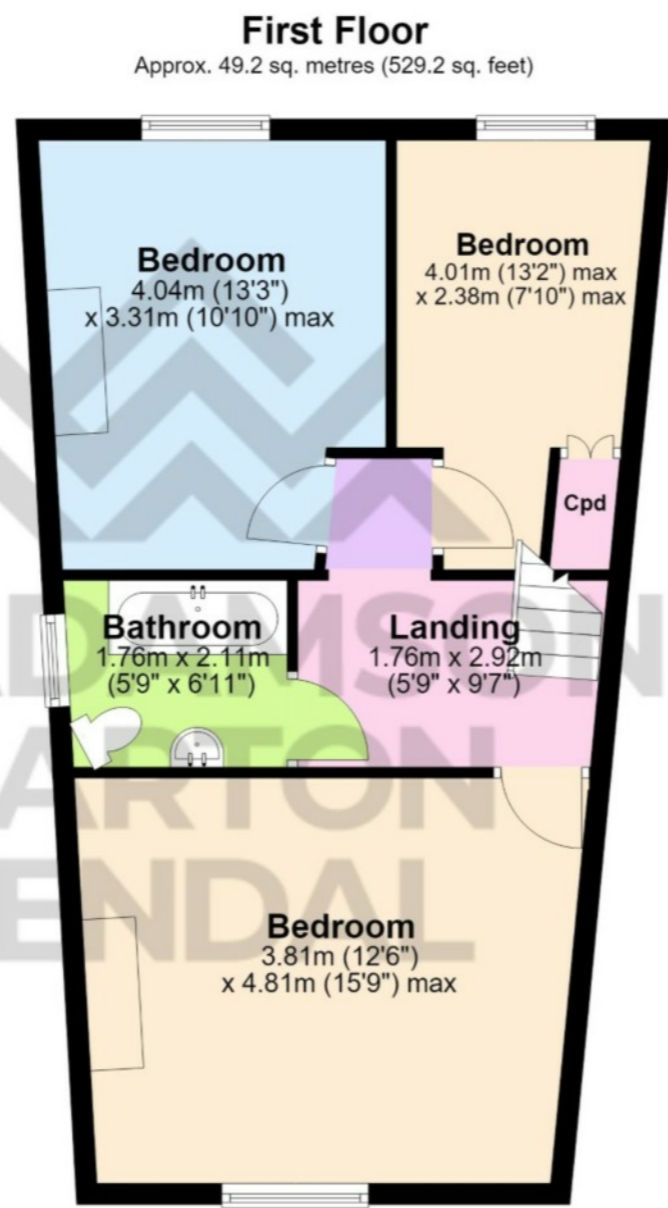
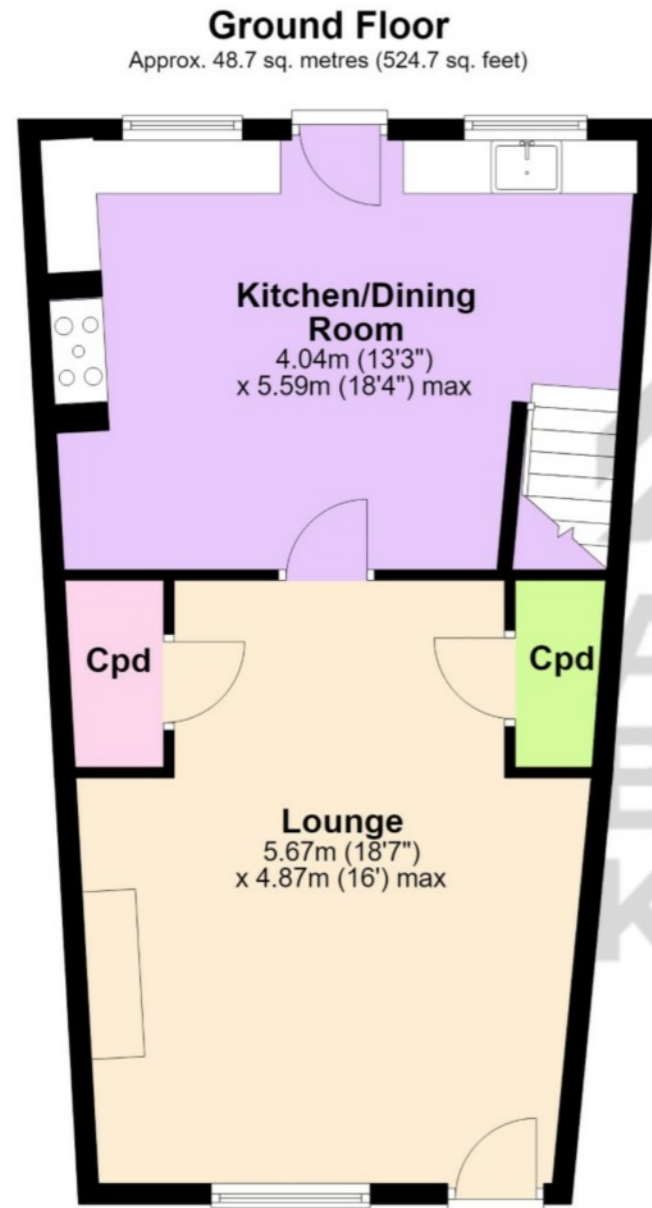
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Total area: approx. 110.0 sq. metres (1184.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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