



Owd House | Fern Hill Lane | Lanehead | Rochdale OL12 6BW

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Owd House

Lanehead | OL12 6BW

A rare opportunity to acquire this Grade II listed semi-detached cottage, beautifully positioned within a desirable semi-rural setting. Dating back to 1691, as proudly inscribed into the original brickwork, the property is steeped in history, showcasing a wealth of period features throughout.

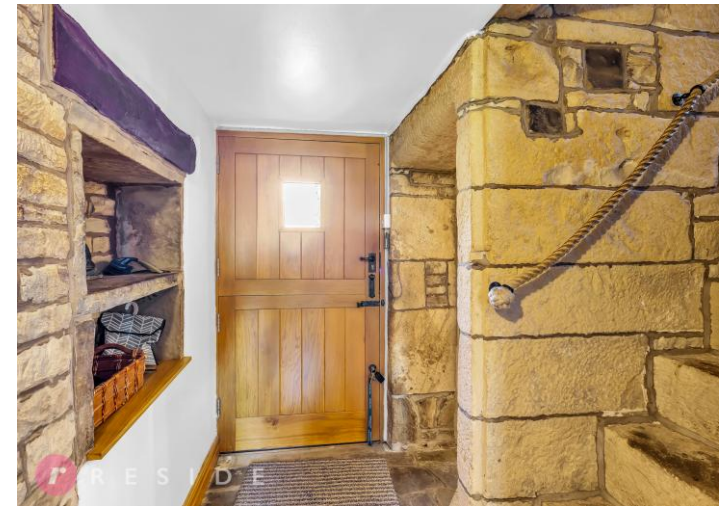
The cottage retains many original elements, including exposed overhead beams, a striking stone staircase, refurbished mullion windows with bespoke double glazing, and a traditional stone slate roof. A delightful cobbled pathway leads through the front garden, enhancing the property's timeless appeal.

Internally, the accommodation is both inviting, spacious and well-appointed, comprising an entrance hall with stone tiled flooring, a cosy lounge featuring a characterful fireplace, and a bespoke dining kitchen designed to complement the cottage's heritage. To the first floor are three bedrooms, including a principal bedroom with ensuite facilities, alongside a well-presented family bathroom.

Externally, the property enjoys a forecourt garden with far-reaching views across open countryside to the front, while to the rear is a private enclosed garden offering a peaceful retreat. In addition, there is a detached double garage equipped with power and solar panels with battery storage that feeds the house, along with further off-road parking for approximately three to four vehicles.

This unique home perfectly blends historic charm with modern comfort, set within an idyllic countryside location.



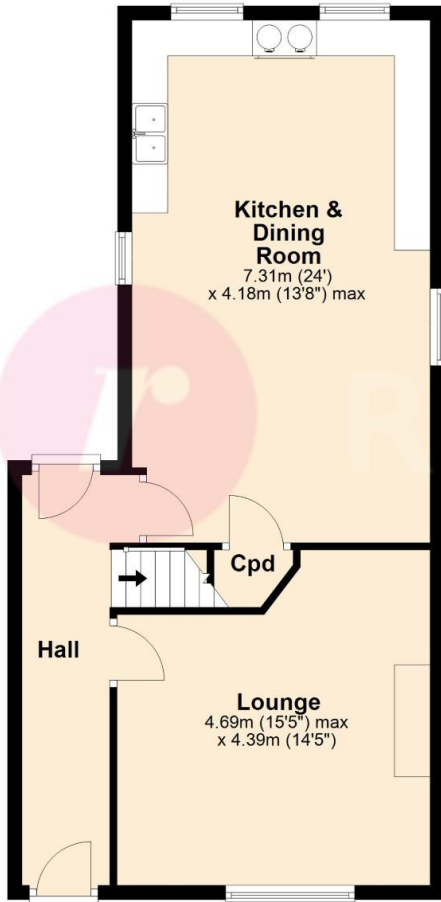


To view this property call Reside on **01706 356633**



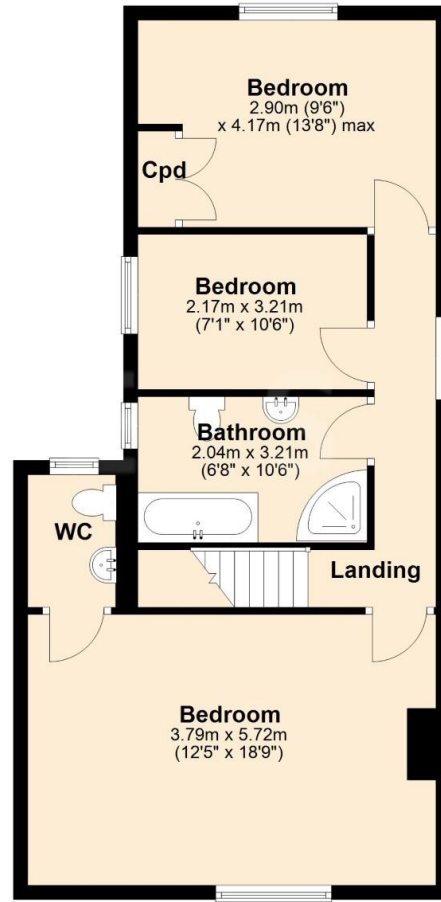
Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



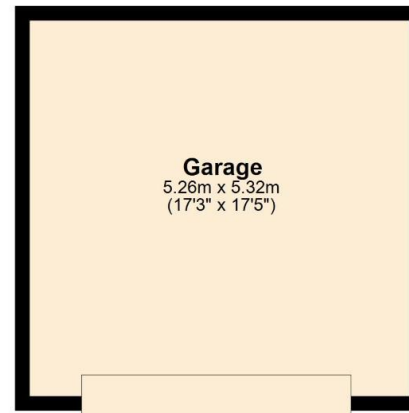
First Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



Outbuilding

Approx. 28.0 sq. metres (301.2 sq. feet)



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".