



11-13 Healey Stones | Healey | Rochdale OL12 0UE

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Nestled within a highly desirable hamlet surrounded by rolling countryside, this beautifully proportioned semi-detached character cottage dates back to circa 1750 and enjoys an enviable semi-rural setting with far-reaching views across open fields and beyond.

Bursting with charm and period appeal, the property offers substantial and versatile accommodation blending historic character with practical family living.

The ground floor briefly comprises a welcoming entrance hall, spacious dining room, and lounge, in addition to an impressive breakfast kitchen ideal for modern family life and entertaining. A useful wc and multiple porch entrances add practicality and flexibility.

To the first floor are four bedrooms together with a family bathroom and a separate office/study space, perfectly suited for home working.

A particularly notable feature is the substantial basement wine cellar, offering excellent storage or potential for a variety of uses subject to any necessary consents.

The home has a generous driveway providing ample off-road parking for multiple vehicles, an increasingly rare feature for homes of this age and character. The parking area also offers convenient access to the property and surrounding outdoor spaces.

Outside, the cottage enjoys a picturesque setting with attractive stone wall boundaries and the elevated aspect allows the gardens to take full advantage of the spectacular panoramic outlook, with uninterrupted views stretching across green fields and the surrounding valley landscape. The outdoor space perfectly balances practicality with charm, making it ideal for families, keen gardeners or buyers simply seeking a countryside lifestyle within easy reach of local amenities.

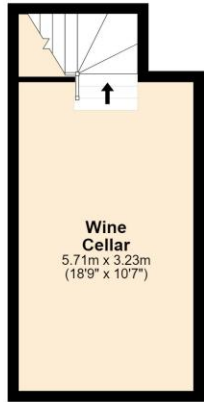




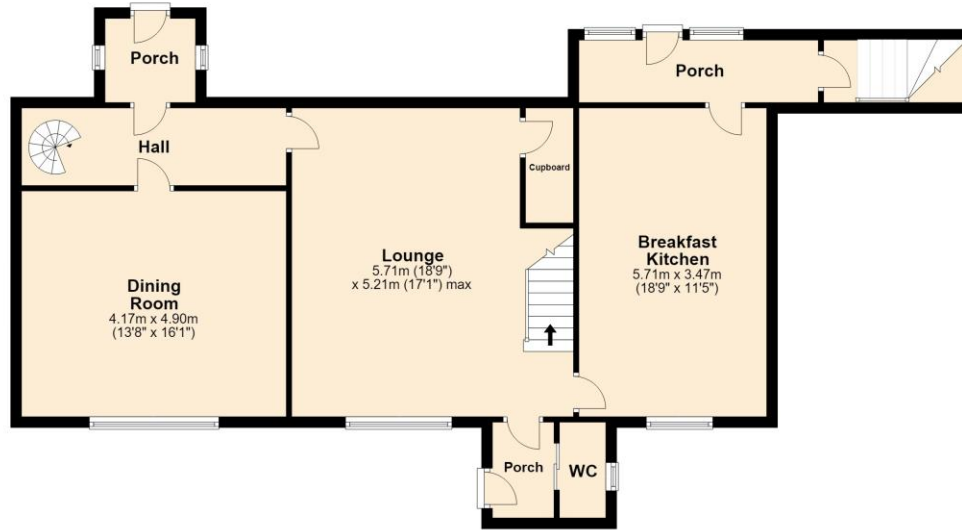
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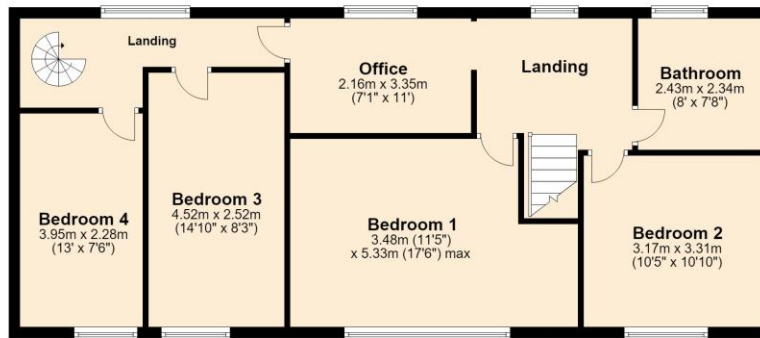
Basement
Approx. 21.2 sq. metres (228.1 sq. feet)



Ground Floor
Approx. 94.0 sq. metres (1011.7 sq. feet)



First Floor
Approx. 78.6 sq. metres (846.0 sq. feet)



Total area: approx. 193.8 sq. metres (2085.7 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".