



Springwood House Lodge Lane, Delph

Offers in Region of £925,000



FINE &
COUNTRY



Springwood House Lodge Lane

Delph, Oldham

A magnificent Grade II listed Georgian residence, rich in history and character, offering exceptional family space, vast gardens, riverside tranquillity and superb access to Manchester.

- Magnificent Grade II Listed Georgian Residence Dating Back Over 200 Years
- Approximately 3,373 Sq Ft of Beautifully Proportioned Family Accommodation
- Exceptional Period Character Including Sash Windows, Fireplaces & Original Details
- Impressive Reception Hall & Generous Principal Living Spaces
- Four Substantial Bedrooms with Scope for a Spectacular Attic Principal Suite, STPP
- Extensive Cellars Offering Fascinating Historic Character & Further Potential
- Vast Mature Gardens & Lawns – Perfect for Growing Families & Outdoor Living
- Multiple Patios, Al Fresco Dining Areas & Ideally Positioned Outdoor Kitchen
- Secluded Riverside Setting with Potential to Create a Tranquil Private Retreat
- Two Driveways, Detached Garage & Excellent Access to Manchester, MediaCity & M62



Entrance Hallway

The entrance hallway sets the tone beautifully for the rest of Springwood House. Extending to approximately 32 feet, it is a wonderfully impressive space with the proportions and presence you would expect from a residence of this age and stature. Period detailing, traditional flooring and substantial architectural features immediately establish a strong sense of history, while the elegant staircase draws the eye upwards towards the first floor. There is a real sense of arrival here. Rather than simply connecting the principal rooms, the hallway feels like an integral part of the house in its own right – grand, characterful and unmistakably Georgian in spirit. It is a fitting introduction to a home that has spent more than two centuries acquiring its unique charm.

Dining Kitchen

The kitchen is a room rich in character and history, yet perfectly equipped for modern family life. Original stone flooring immediately connects the space with the heritage of the house, while the impressive inglenook fireplace provides a striking focal point, beautifully framing the Aga at the heart of the room. Generous work surfaces, extensive cabinetry and integrated appliances provide excellent practicality, while the proportions allow the kitchen to feel sociable and welcoming rather than purely functional. This is a space designed to be lived in – from hurried weekday breakfasts to relaxed family suppers and long evenings spent around the kitchen table. With direct access towards the gardens and outdoor entertaining areas, the room also flows naturally into summer living and al fresco dining.

Utility Room

A compact utility room which offers further storage and laundry facilities.

WC





The Living Room

The living room is a beautifully proportioned space where the grandeur is softened by an immediate sense of warmth and comfort. Tall sash windows draw in an abundance of natural light while framing views across the surrounding Saddleworth landscape, and the room's generous dimensions allow substantial furnishings to sit comfortably without ever compromising its sense of space. Original Georgian pitch-pine flooring brings richness and authenticity underfoot, while the fireplace and multi-fuel stove provide a natural focal point and reinforce the feeling that this is a room designed to be enjoyed throughout every season. Elegant yet wonderfully liveable, it is equally suited to quiet evenings beside the fire, relaxed family time or entertaining guests — a room that captures the character of a house more than two centuries in the making.



Dining Room

The dining room is a wonderfully elegant space, perfectly suited to both formal entertaining and relaxed family gatherings. Generous proportions, sash windows and beautiful period detailing give the room an unmistakable sense of occasion, while the traditional fireplace creates warmth and character at its heart. There is ample space for a substantial dining table, making this a room that naturally lends itself to Christmas celebrations, long Sunday lunches and evenings spent entertaining friends. Despite its scale, the atmosphere remains inviting rather than formal — a beautifully balanced room that reflects the grandeur while still feeling entirely at home with everyday family life.





Reception Room

The third reception room has a wonderfully intimate character, offering a quieter and more relaxed contrast to the principal living spaces. An open fireplace creates a beautiful focal point and brings a real sense of warmth and tradition, while the room's proportions make it exceptionally versatile as a snug, library, private study or informal sitting room. A particularly charming feature is the direct access into the stone porch, creating a lovely connection between the house and gardens and adding another layer of architectural interest. Rich in atmosphere and period appeal, this is a room that feels immediately inviting – the kind of space made for reading by the fire, enjoying a quiet evening or simply retreating from the pace of the rest of the house.



Principal Bedroom

The principal bedroom is a beautifully proportioned retreat, combining the elegance of the house's period architecture with the comfort expected of a substantial family home. Tall sash windows draw in natural light and frame attractive views across the surrounding Saddleworth landscape, while the generous dimensions allow for substantial furniture without compromising the sense of space. Period detailing and the room's inherent symmetry create a calm, refined atmosphere, making it feel suitably special as the principal bedroom while remaining warm and restful. It is a room with both presence and tranquillity — a private sanctuary within a home of remarkable scale and history.

Second Bedroom

Bedroom two is another beautifully proportioned room, generous in scale and filled with the same sense of character that runs throughout Springwood House. Its spacious dimensions allow for substantial bedroom furniture while still retaining an open, restful feel, and the period detailing continues to honour the heritage of the property without compromising modern comfort. With its traditional features, natural light and refined proportions, this is far more than a secondary bedroom. It is a substantial and inviting space in its own right, perfectly suited to family members or guests who will appreciate both the history and the sense of space on offer.





Third Bedroom

Bedroom three continues the sense of space and character found throughout the house, with generous proportions and a calm, comfortable atmosphere. Period detailing provides a subtle reminder of the home's heritage, while the room's scale allows it to accommodate substantial furniture with ease. Bright, elegant and wonderfully adaptable, it would make an excellent family bedroom or guest suite, combining the charm of a historic home with the comfort and practicality expected for modern living.

Fourth Bedroom

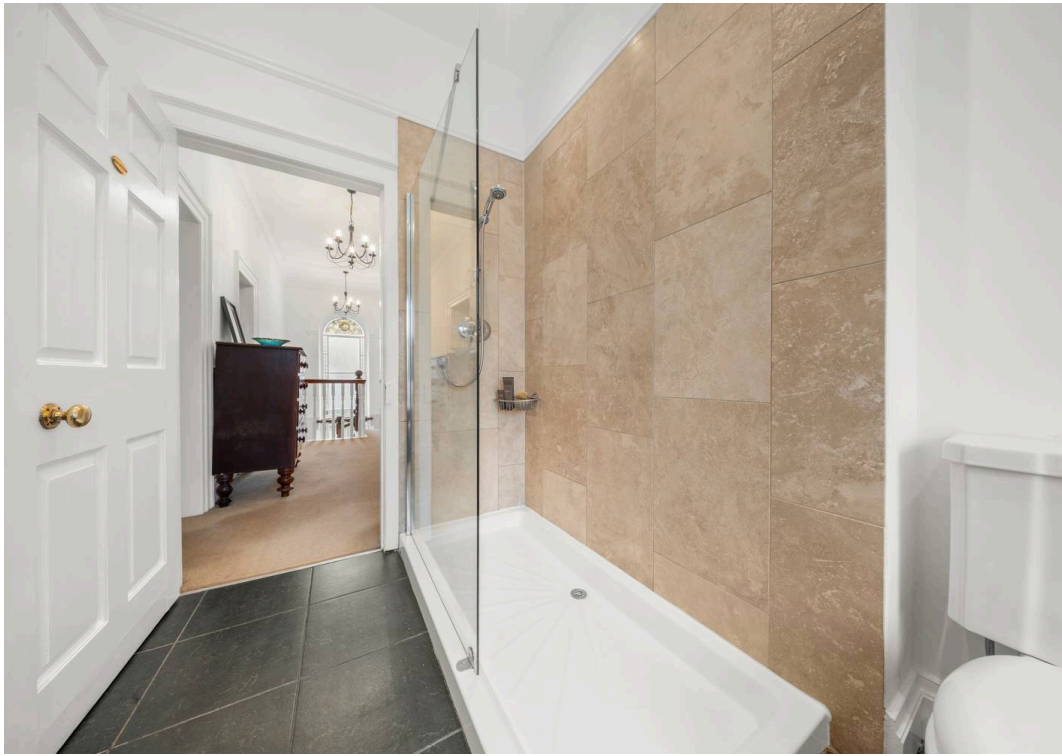
Bedroom four is the most intimate of the four bedrooms, currently arranged as a twin yet still offering the proportions of a comfortable double. Its character remains entirely in keeping with the warm, inviting feel and the same sense of heritage that runs throughout the first floor. Positioned immediately beside its own bathroom, it works particularly well as a guest room, teenager's bedroom or private suite for visiting family, offering both comfort and a welcome degree of independence.

Principle Bathroom

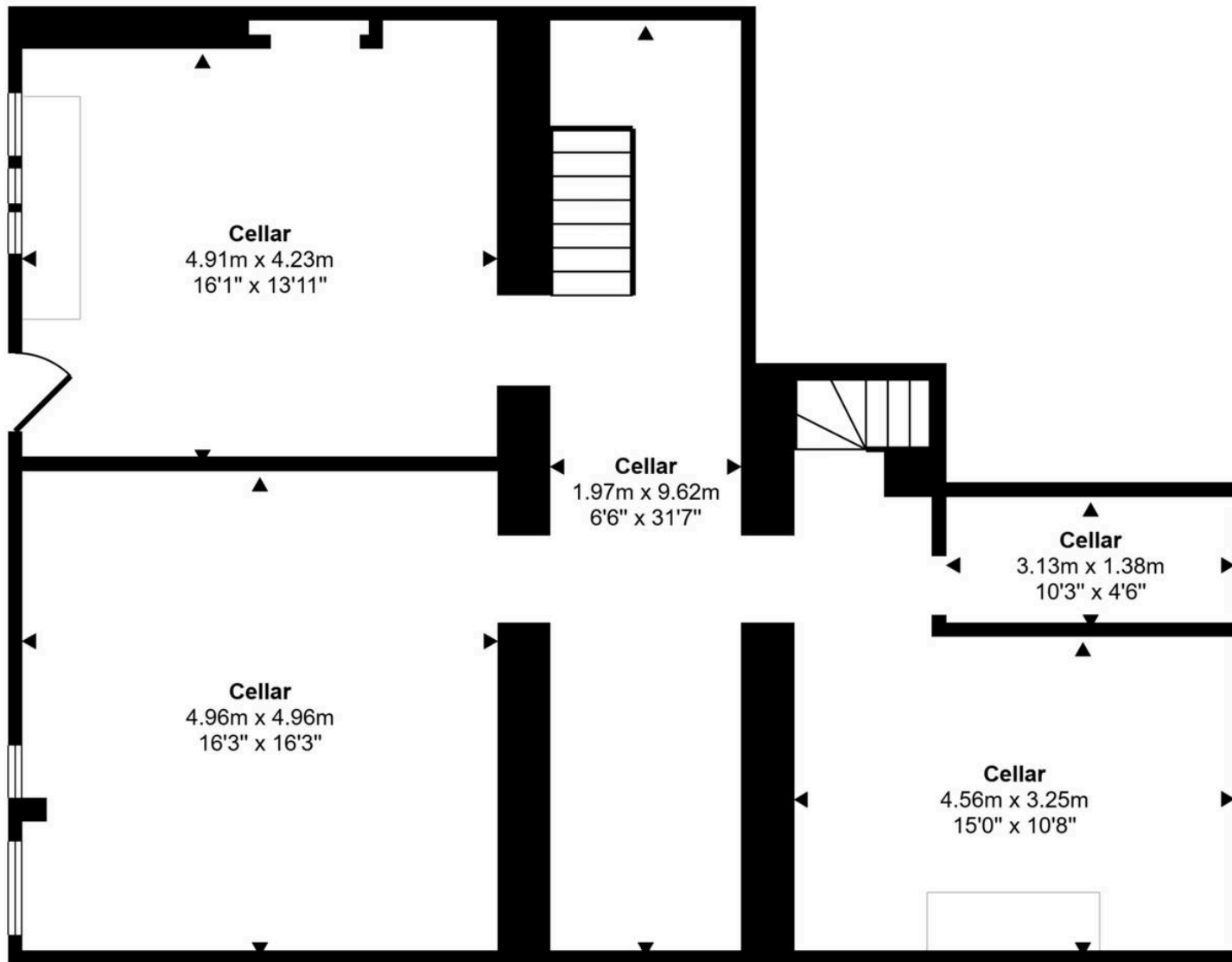
The principal bathroom is a beautiful example of how contemporary comfort can sit effortlessly within a traditional setting. A generous low-threshold walk-in shower offers excellent practicality for busy family life, while the freestanding roll-top bath provides a more luxurious place to unwind. A traditional basin and WC continue the period-inspired aesthetic, and the large sash windows flood the room with natural light, enhancing the sense of space and calm. Thoughtfully designed and wonderfully proportioned, this is a bathroom that respects the heritage of while delivering everything expected of a modern family home.











Cellar

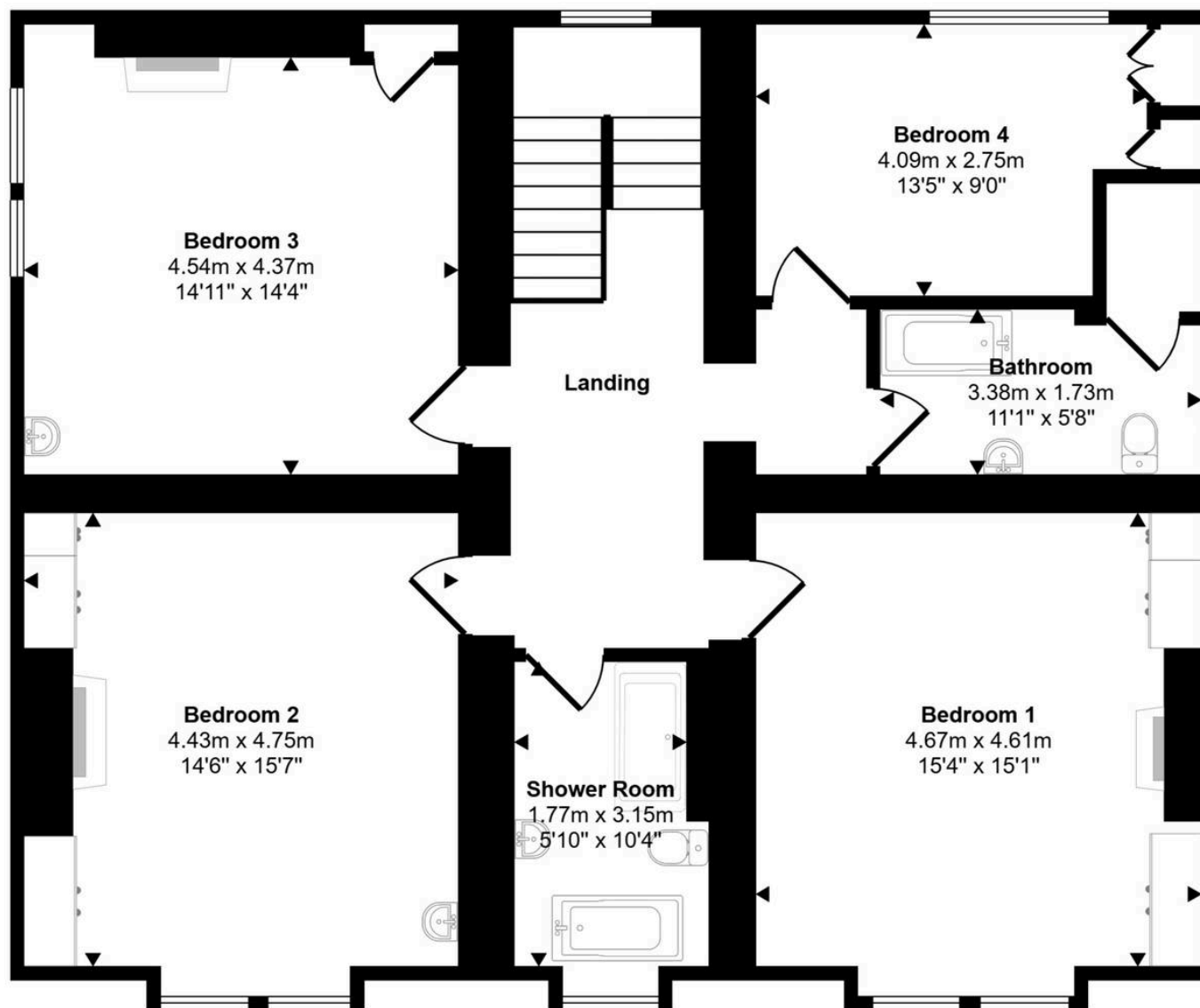
Approx 99 sq m / 1065 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 132 sq m / 1419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 122 sq m / 1314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Springwood House Lodge Lane

Delph, Oldham

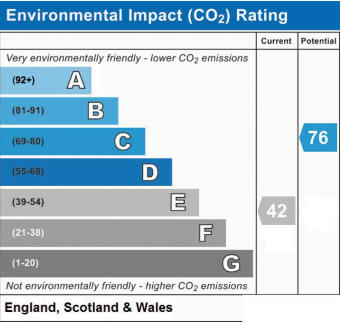
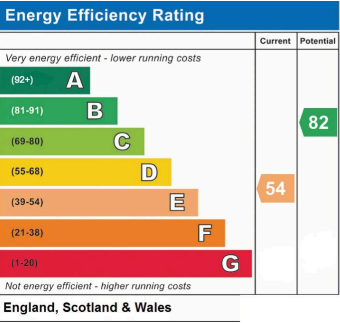
Springwood House enjoys an enviable position in Delph, surrounded by the dramatic Pennine landscape and within easy reach of Dobcross, Uppermill and Greenfield. The area is renowned for its historic villages, independent shops, cafés, traditional pubs and exceptional countryside, with walking and outdoor pursuits quite literally on the doorstep. Despite its peaceful setting, connectivity is excellent, with Greenfield railway station providing direct services into Manchester and convenient access to the M62 opening up Manchester, Salford Quays, MediaCity, Leeds and the wider motorway network.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Fine & Country Stockport and Saddleworth

Bank Chambers, Market Place, Stockport – SK1 1AR

01613990110

stockportandsaddleworth@fineandcountry.com

www.fineandcountry.co.uk/stockport-and-saddleworth-estate-agents

