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**The Old Milk House, Rochdale Road,
Todmorden, OL14 6NU Offers Around £575,000**



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The Old Milk House, 193 Rochdale Road, Todmorden, OL14 6NU

Period Detached Property

Character 3 Bedroom Home

Dining Room With French Windows

Private Driveway With Ample Parking

Very Large Gardens With Woodland

Through Lounge With Bi-Fold Doors

Kitchen With Barrel Vaulted Ceiling

Convenient Location, Handy For Station

The Old Milk House is a unique, stone built, detached property set within just over an acre of private gardens. Dating back to Victorian times, circa 1870, the property offers three bedroom accommodation, extended to the ground floor. The two reception rooms include a stunning through lounge with bi-fold patio doors to the gardens, plus a separate dining room with French windows. The kitchen has a character barrel vaulted ceiling and there is a useful ground floor WC. What sets this property apart are the very large gardens, with adjacent woodland bordering Walsden Water. The walled gardens include a large expanse of level lawn with a wooden playhouse, paved and decked patio areas plus a secluded riverside seating. There is also a very useful detached garden studio – which would make an ideal home office. A private driveway gives vehicular access to the rear, leading to a large parking and turning area.

EPC EER (55) D

Accommodation:

All measurements are approximate

History & Location

The Old Milk House is located off Rochdale Road, just outside of the town centre. This detached property once belonged to Todmorden's Fielden family and is believed to have been the former milk house dairy, serving the local school and workhouse at Shade. Pedestrian access only is possible from the Rochdale Road, as a private driveway gives vehicular access to the rear, located at the end of a private road leading to Waterside House. Whilst handy for town centre amenities, Morrisons super market, Shade Primary School and the local station - there is also a pleasant canal side walk and several countryside walks close by.

Front Entrance Hall

Upvc double glazed front entrance door. Staircase to the first floor landing.

Lounge

26' 3" x 13' 1" (8.00m x 4.00m)

A stunning through lounge, with bi-fold patio doors to the rear elevation, offering wonderful garden views and opening onto a paved patio area. Double glazed windows to the front and side elevations. Decorative fireplace with an electric stove. Radiators.

Dining Room

14' 10" x 12' 0" (4.53m x 3.65m)

Double glazed window to the front elevation plus double glazed French windows to the side with garden views. Under stairs storage cupboard. Radiator. Door to the kitchen.





Kitchen

10' 4" x 9' 9" (3.16m x 2.98m) into door recess

Fitted with a range of modern design wall and base units, having feature glass splashbacks and coordinated work tops. Inset stainless steel single drainer sink with mixer tap. Integrated electric double oven and gas hob. Plumbed for a washing machine. Feature barrel vaulted ceiling. Double glazed windows to both side and rear elevations and stable type Upvc rear entrance door.

Inner Lobby

With access to the WC and door to the lounge.

Ground Floor WC

Housing a WC and wash hand basin with vanity unit. Built-in cupboards, one housing the gas central heating boiler. Heated towel rail. Barrel vaulted ceiling. Double glazed rear window.

First Floor Landing

Bedroom 1

8' 7" x 11' 11" (2.61m x 3.63m)

Double glazed window to the front elevation. Radiator.

Bedroom 2

14' 10" x 9' 3" (4.51m x 2.81m)

Double glazed window to the front elevation. Radiator.

Bedroom 3

8' 11" x 7' 1" (2.73m x 2.15m) Max dimensions

Double glazed window to the front elevation. Radiator.

Shower Room

5' 10" x 7' 0" (1.77m x 2.13m)

Fitted with a stylish modern white suite comprising; walk-in shower enclosure, WC and wash hand basin with vanity unit. Recess spot lighting. Heated towel rail. Double glazed side window.

Garden Studio

Wooden garden studio, ideal as a home office.

Large Gardens

The property is set within over an acre of private grounds, including level lawn and adjoining woodland, bordering Walsden Water. The garden features a paved patio area, a decked patio and also a separate paved forecourt to the front, with steps and gated access down to Rochdale Road. The gardens are very private and not overlooked.

Ample Parking

A private driveway leads to a parking and turning area, with parking for several vehicles.

Woodland

Riverside woodland with decked seating. A Victorian Lock mechanism, now on display outside the Golden Lion public house, was retrieved from the woodland.

Playhouse

Wooden 2 storey shed or playhouse, with upstairs veranda, built in the style of a Swiss Cottage. This could be adapted for various uses.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

Council Tax

Band D

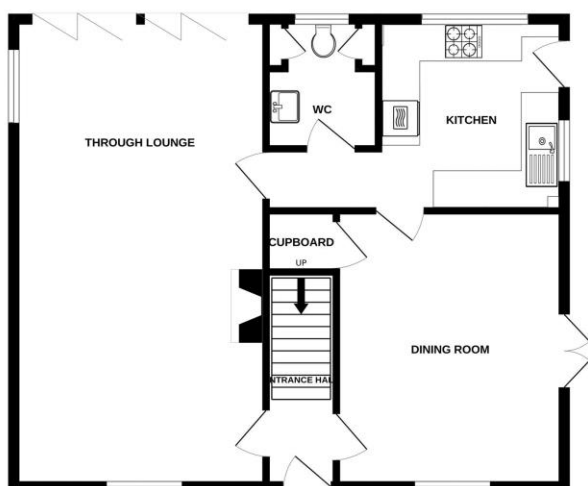
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

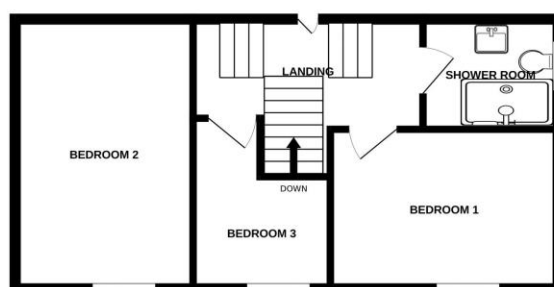
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enq@cs-ea.co.uk

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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