



**Lee Cottage**  
**2 Great Lee, Shawclough, Rochdale OL12 6NJ**  
**OFFERS INVITED IN THE REGION OF £620,000**



**ADAMSONS BARTON KENDAL** are pleased to present this development site and exceptional, truly unique 4/5-bedroom prestige character residence, set in over an acre of beautifully landscaped gardens in a serene, secluded location, offering a remarkable sense of privacy and tranquillity. The property is exceptionally spacious (approx 3800 sq.ft) and exudes charm and character throughout, featuring three generously proportioned reception rooms with feature fireplaces on the ground floor, alongside a kitchen, shower room, utility area, and separate wc.

The first floor comprises four to five bedrooms, a bathroom and a striking landing area with a domed skylight, adding a sense of grandeur. The basement houses two wine cellars, further enhancing the property's appeal. Externally, the residence is accessed via a Gated 'in-and-out' private driveway which leads to stunning landscaped gardens and off road parking to the rear and there is a double garage at the end of Great Lee which provides a third access.

While the property enjoys a private and secluded position, it remains conveniently close to the amenities of Shawclough Village, with countryside walks and Healey Dell Nature Reserve just a short walk away. The property could be divided up and part of the land utilised for residential development, subject to appropriate planning consent.

Viewing comes highly recommend to fully appreciate this truly unique home, which is offered for sale at a competitive price.

#### Ground Floor

ENTRANCE VESTIBULE - tiled floor

RECEPTION HALL - tiled floor

CLOAKS CUPBOARD - access to basement

Front LOUNGE - 6.7 x 5.7 metres

A stunning main reception room with feature stone fireplace with open fire, decorative covings to ceiling, wonderful outlook over the rear garden

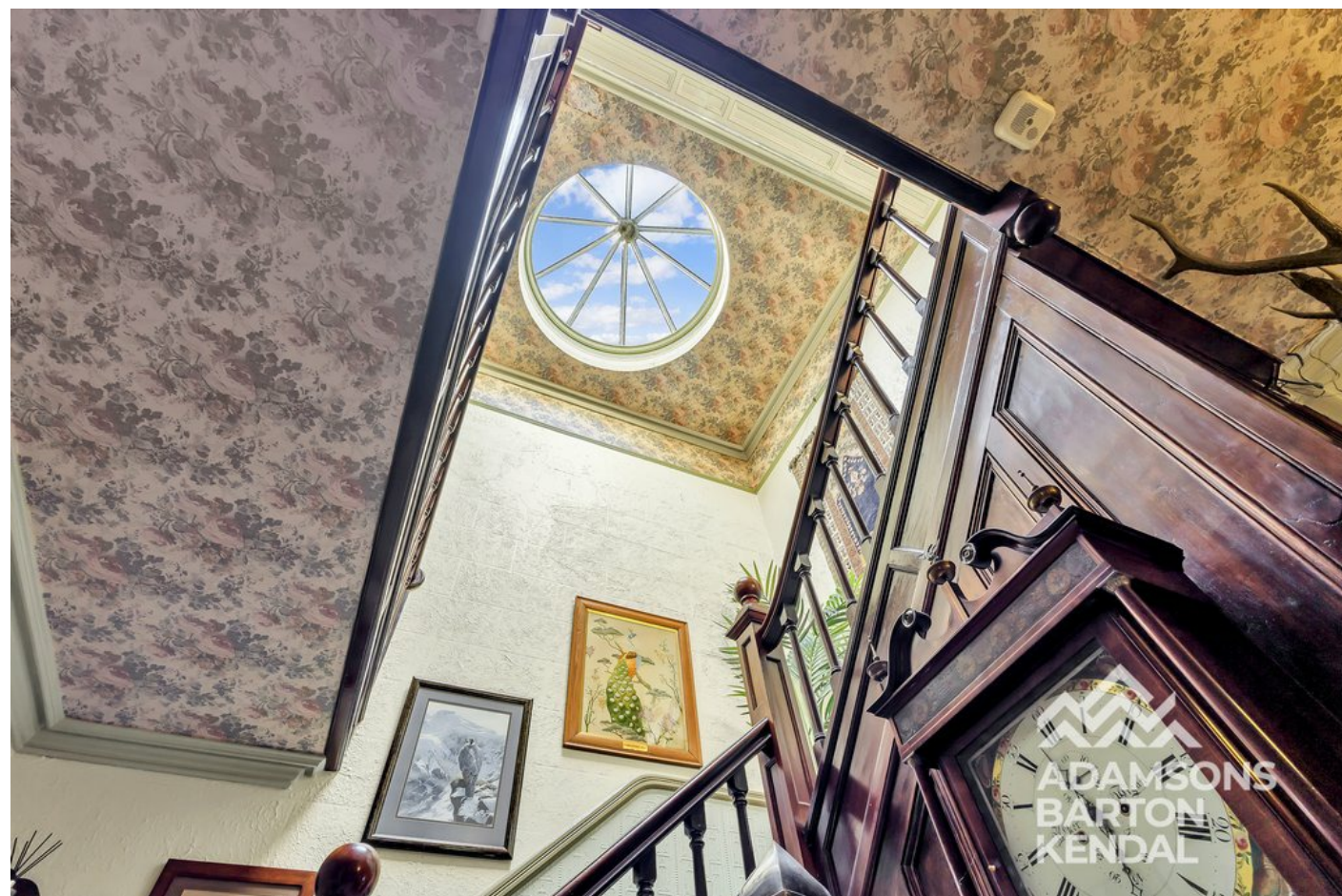
LOUNGE / LIBRARY - 5.7 x 4.6 metres

Decorative covings to ceiling, bay window, feature fireplace



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**DINING ROOM - 5.3 x 3.7 metres**

A third, impressive reception room with an abundance of charm and character, feature timber fireplace with open fire, built in cupboard, bay window enjoying the stunning views over the rear garden

**VANITY ROOM - 3.0 x 1.0 metres**

Low level wc, wash hand basin - Victorian style suite in white

**KITCHEN - 4.8 x 4.1 metres**

Aga cooker set within the chimney breast, Belfast sink, range of characteristic shelving and units

**Rear VESTIBULE**

**Side PORCH**

**SHOWER ROOM - 3.9 x 1.8 metres**

Shower cubicle, wash hand basin

**First Floor**

**LANDING**

A stunning, spacious landing area with character domed roof light above the traditional staircase

**MASTER BEDROOM - 5.3 x 4.9 metres**

A palatial main bedroom with decorative covings to ceiling and a stunning outlook over the rear gardens, decorative covings to ceiling, feature fireplace, open to :

**DRESSING ROOM / BEDROOM FIVE - 5.0 x 3.8 metres**

A spacious room, adjacent to the master bedroom which could be converted into a bedroom with a range of fitted wardrobes and wash hand basin

**BEDROOM TWO - 4.5 x 5.0 metres**

An exceptional spacious bedroom with dual aspect windows, enjoying a wonderful outlook over the gardens



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**BEDROOM THREE** - 4.6 x 4.5 metres - Another double bedroom with a feature fireplace, covings to ceiling

**BEDROOM FOUR** - 4.4 x 4.0 metres - Feature fireplace, airing cupboard

**Family BATHROOM** - 2.7 x 1.7 metres - Panelled bath with shower above, high level Victorian style wc, wash hand basin, part tiled walls

### Basement

Two Wine Cellars

### Externally

The property is located at the head of Thrum Hall Lane and Great Lee, through a gated access, via a private 'in-and-out' driveway which provides ample off street parking with a separate access onto Great Lee. The property is set in stunning, well maintained landscaped gardens, which must be viewed to be fully appreciated. There is a separate garage off Great Lee which provides another access, which could be utilised for residential development.

### Services

All mains services are understood to be available

### Tenure

Freehold

### Council Tax Band

We understand the property is assessed in Council Tax Band G

### Energy Performance Certificate

D58



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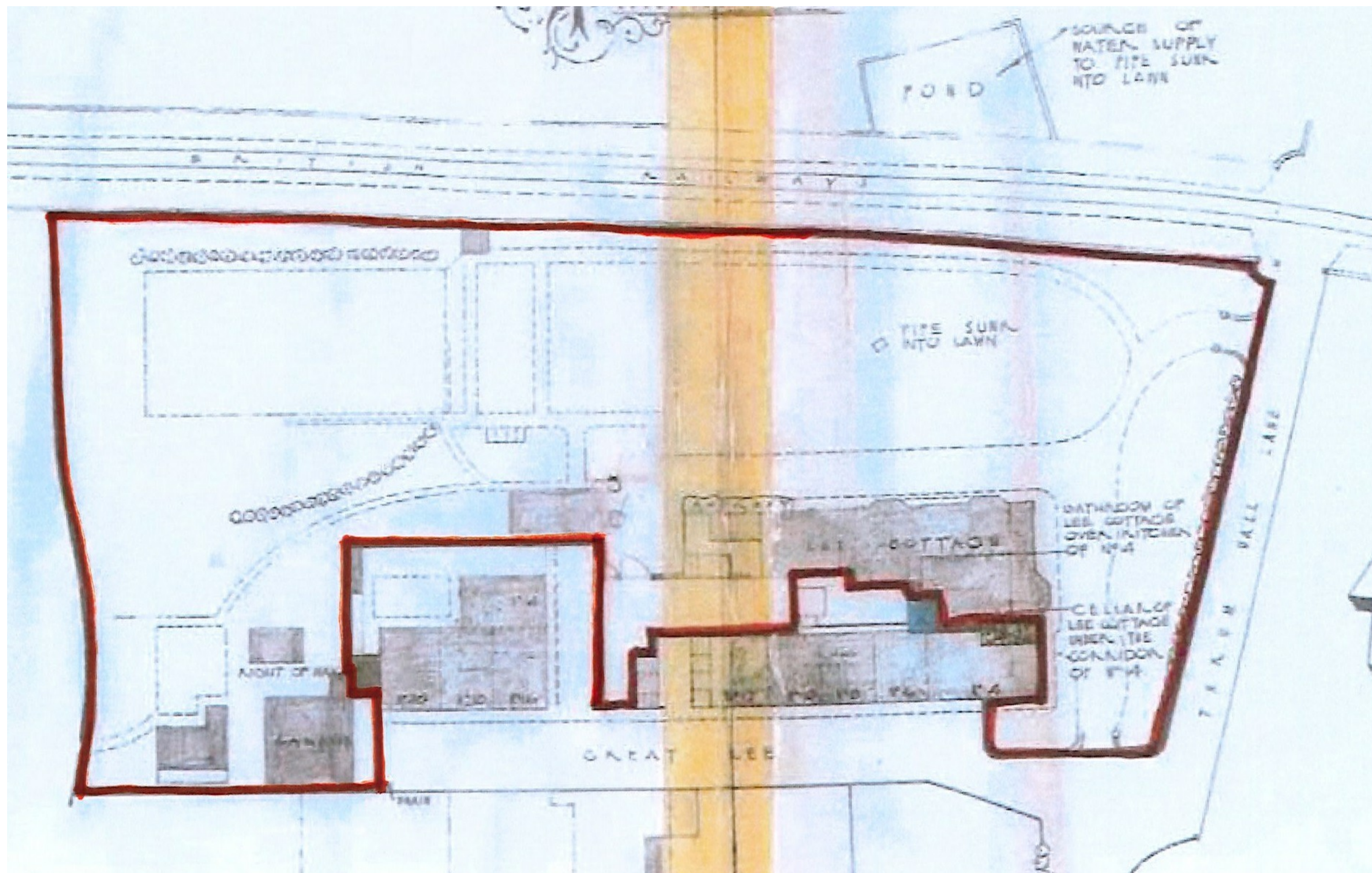
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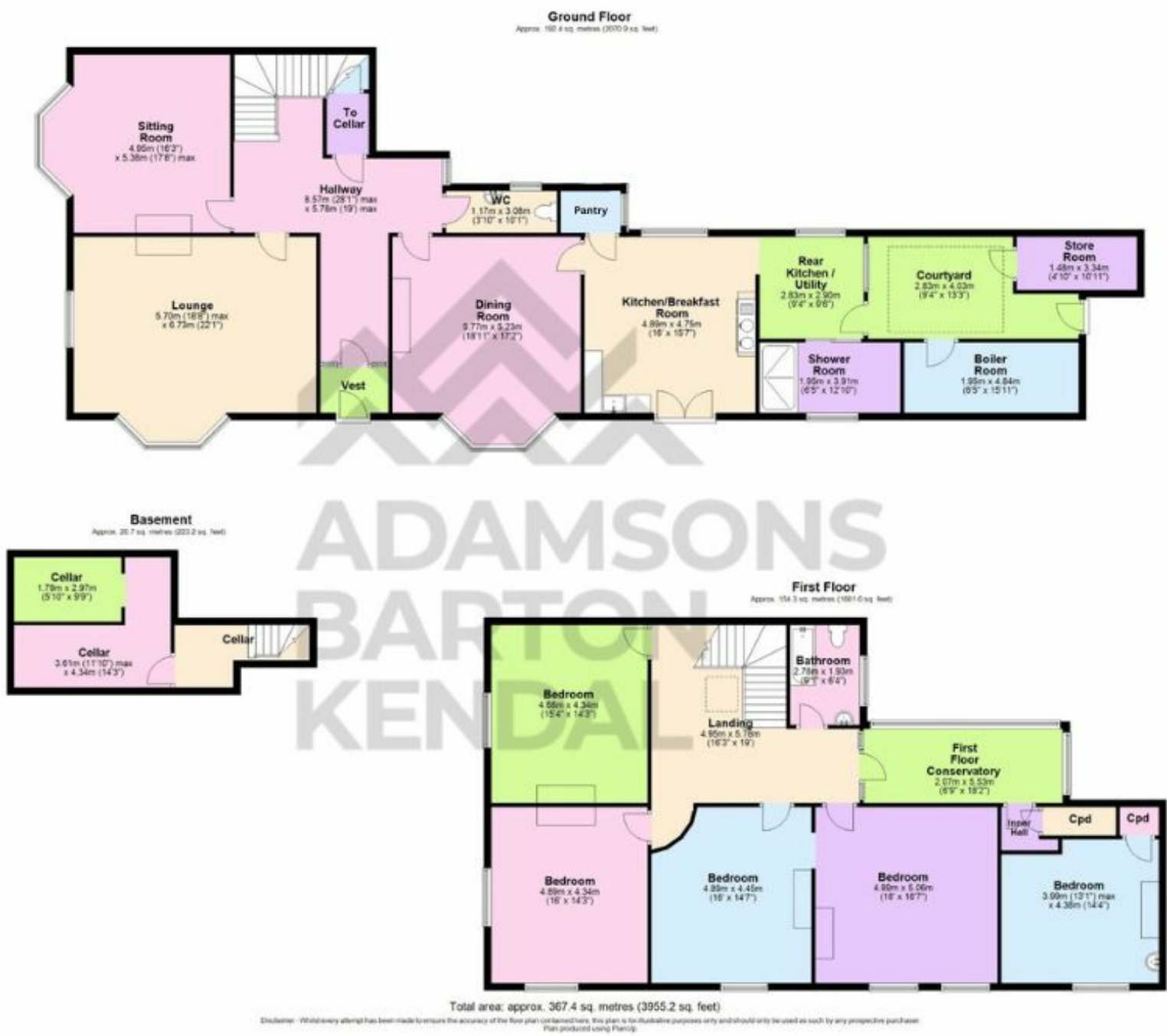




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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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