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BRIDGEWATER HOUSE

RAKEWOOD | LITTLEBOROUGH | OL15 0AR

A detached stone-built house standing in beautiful cottage gardens with a stream running through, Bridgewater House enjoys a unique secluded location traversed only by the Pennine Bridleway – no neighbours, just peace and quiet.

Formerly a Waterboard property, the house was purchased by the present owners 60 years ago and has been their family home ever since. Retirement calls, creating an opportunity for a new family seeking a peaceful and rural lifestyle.

Bridgewater House stands on its own surrounded by a rugged and remote moorland landscape yet is only a few minutes' drive from Hollingworth Lake Country Park, offering leisure and sailing facilities. The surrounding countryside is perfect for walking, horse-riding and cycling.



GROUND FLOOR

Entrance Porch
Breakfast Kitchen
Sitting Room
Living Room

FIRST FLOOR

First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom

COUNCIL TAX BAND

E

EPC RATING

TBC

EXTERNAL

Double Garage
Timber Shed

INTERNAL

The property is accessed via a glazed porch, which opens into the breakfast kitchen.

The ground floor features a fitted breakfast kitchen with a Stoves range, space for a washing machine, and housing for the boiler. There are two reception rooms: a sitting room with an open fire, and a living room with a multi-fuel stove and staircase rising to the first floor.

To the first floor, there are three bedrooms together with a four-piece house bathroom. Bedroom one benefits from an extensive range of built-in storage and a wash hand basin.

EXTERNAL

The property enjoys an attractive, informal cottage-style garden with well-established planting, shrub borders and vegetable beds. Several patio areas provide pleasant seating spaces and enjoy a sunny aspect throughout the day. The garden features mature trees, offering both privacy and character, and is divided by Longden End Brook, which is crossed by a wooden bridge. In addition, there is a detached double garage providing parking and storage.

LOCATION

Littleborough and Milnrow town centres are both conveniently located within a short drive, offering a range of everyday amenities including independent shops, supermarkets, cafés, restaurants, and well-regarded local schools.

The property itself enjoys a desirable countryside setting, with walking and cycling routes available directly from the doorstep. The nearby Hollingworth Lake is just a 5-minute drive or 20-minute walk away, providing a popular spot for leisure and recreation, while the local canal network can also be found close by.

The property is well placed for commuters, with local railway stations offering regular services to Manchester, Leeds, and Halifax. The Manchester Metrolink tram network is also easily accessible via Milnrow stop, providing direct links into Manchester city centre and surrounding areas. In addition, the M62 motorway network is within easy reach, ensuring convenient travel across the North West and West Yorkshire.

SERVICES

Calor gas central heating. Spring water. Septic tank.

TENURE

Freehold.

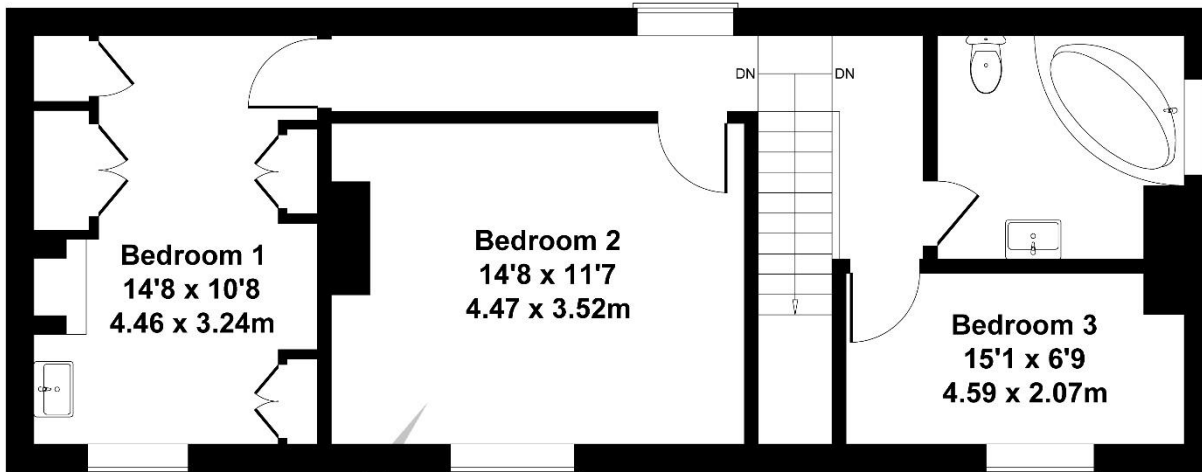
DIRECTIONS

WHAT3WORDS: windpipe.polished.iron

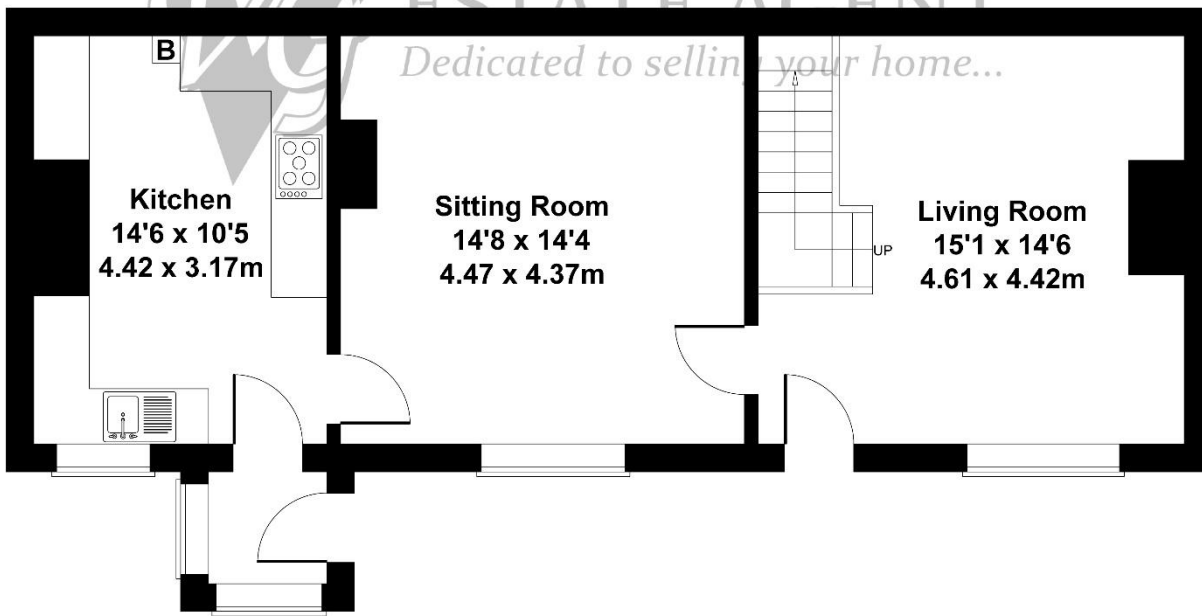
From Ripponden proceed up Rochdale Road for 4½ miles until reaching Blackstone Edge Reservoir and The White House public house, where the road changes to Halifax Road. Continue downhill towards Littleborough, turning left just before the railway bridge into Canal Street, continuing into Hollingworth Road until reaching Hollingworth Lake and The Wine Press public house. Turn immediately left into Rakewood Road (alongside Hollingworth Lake) keeping straight on the tarmac road. Ignore the Private Road signs, continuing along an unmade bridleway (Pennine Bridleway), proceed over cattle grid and under the M62 Viaduct. Don't turn left, proceed straight on and when you reach empty buildings bear right, keep on the lane and you will come to a metal gate. Proceed through the gate and house is on left.



Approximate Gross Internal Area
1206 sq ft - 112 sq m



FIRST FLOOR



GROUND FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.