



# *The Stables*

Moss Hall Road, Heywood



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

## Stunning Renovated Barn Conversion with Annexe Potential, Equestrian Facilities & Income Opportunities

Set within approximately 1 acre of private grounds behind electric gates, this beautifully renovated detached barn conversion offers spacious and versatile accommodation, ideal for family living, multi-generational occupation or those seeking additional income.

The accommodation includes three reception rooms, a stylish open-plan dining kitchen with central island, a separate large dining kitchen with patio doors, and a contemporary ground-floor shower room. A ground-floor bedroom with en-suite and a second lounge/bedroom with en-suite provide excellent annexe potential and have previously been utilised for rental income.

To the first floor are three generous double bedrooms, including a superb principal suite with dressing room and luxury en-suite bathroom, together with a stunning family bathroom.

Outside, the property enjoys enclosed lawned gardens, Indian stone patio areas and an enclosed paddock. Equestrian facilities include a detached stable block with two large stables and a tack room. Two substantial outbuildings currently generate additional income for the vendors.

A rare opportunity to acquire a truly versatile countryside home with the added benefit of approximately 6 acres of grazing land available under a separate rental agreement.

Viewing is essential to fully appreciate the space, flexibility and lifestyle this exceptional property has to offer.



## *Entrance Hall*

A double-glazed composite entrance door opens into a spacious hallway featuring wood-effect flooring and a useful built-in storage cupboard, providing a practical and welcoming introduction to the home.

## *Reception Rooms*

The property benefits from a light and spacious sitting room/ground floor bedroom, featuring double French doors opening onto the side patio area, creating a seamless connection to the outdoor space. The second lounge is bright and airy, centred around a feature wood-burning stove, and flows openly into the dining kitchen, making it an ideal space for relaxed family living and entertaining.





## *Dining Kitchen and Second Kitchen*

The main open-plan dining kitchen is beautifully presented with a range of modern wall and base units, complemented by a central island and integrated appliances including a double electric oven and gas hob, creating an ideal space for both everyday living and entertaining. A second kitchen area offers excellent flexibility, ideal for an older teenager seeking independence or for use as part of a self-contained annexe for rental purposes. This space comprises modern wall and base units with a built-in oven and sink unit, along with double-glazed French doors opening onto the side patio and a double-glazed window providing views over the adjoining paddock.

## *Utility Room*

The useful utility room has 2 x boilers situated on the wall, base units with sink unit.





## *Ground Floor Shower Room*

The large ground floor shower room is beautifully presented and fitted with a modern four-piece white suite, including a spacious double shower cubicle with mixer shower, twin vanity wash hand basins with storage beneath, and a low-level WC. Finished with contemporary tiled walls and matching tiled flooring, the space offers a sleek and stylish finish.





## *Master Bedroom with Dressing Room & Ensuite*

The very spacious principal bedroom is a true standout feature of the home, enjoying a stunning outlook over the paddock through elegant French doors with Juliette balcony, flooding the room with natural light and countryside views. The adjoining dressing room is generously proportioned, offering extensive fitted storage with double hanging space and shelving, complemented by Velux windows providing additional light. The luxurious en-suite is fitted with a contemporary five-piece white suite, comprising twin vanity wash hand basins, a freestanding bath, a tiled shower cubicle with mixer shower, and a low-level WC, all finished to a high modern standard.





## *Two Further Double Bedrooms*

The property also benefits from two further very spacious double bedrooms, both enjoying a bright and airy feel with multiple Velux windows that allow natural light to flood the spaces, enhancing their generous proportions and creating a pleasant, open atmosphere.

## *Family Bathroom*

On the first floor, there is a further beautifully appointed modern family bathroom fitted with a stylish four-piece white suite comprising a corner bath, low-level WC, vanity wash hand basin, and a tiled shower cubicle with mixer shower. The room is finished to a high standard with contemporary tiled walls and flooring, complemented by a feature panel radiator, creating a sleek and luxurious feel.



## *Gated Entrance, Driveway and Gardens*

The property is well screened and approached via electric remote-controlled gates opening onto a private driveway, which leads to both the main residence and the stable facilities. Externally, the home is surrounded by generous lawned gardens to the front and side, offering excellent privacy and being further enhanced by mature fencing and natural screening, creating a peaceful and secluded setting.

## *Stables and Paddock*

The property includes an enclosed paddock area, securely fenced with traditional wooden post-and-rail fencing and a five-bar gate, making it ideal for small animal grazing or accommodating ponies or donkeys. In addition, there is a detached stable block comprising two large horse stables and a tack room, complete with water supply and lighting, providing excellent facilities for equestrian use.

## *Outbuildings*

The property also benefits from two very large outbuildings, offering excellent versatility and currently providing a valuable income stream for the owners. Alternatively, they could be utilised for extensive storage, workshop space, or a range of other uses, subject to requirements.

## *Tenure*

Freehold

## *Council Tax*

Local Authority - Rochdale

Council Tax Band - F

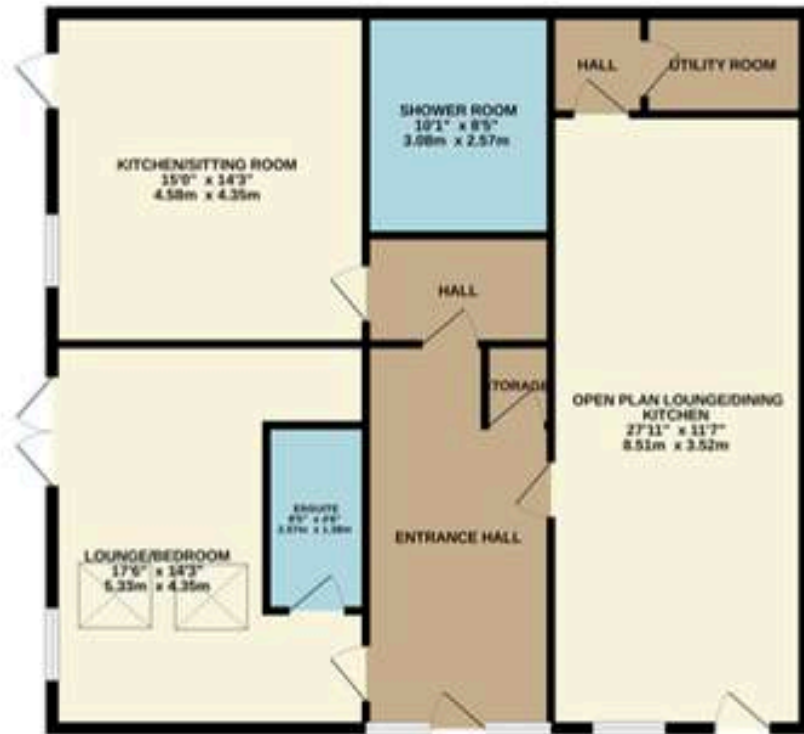
Annual Council Tax Cost - £3,757

## *EPC*

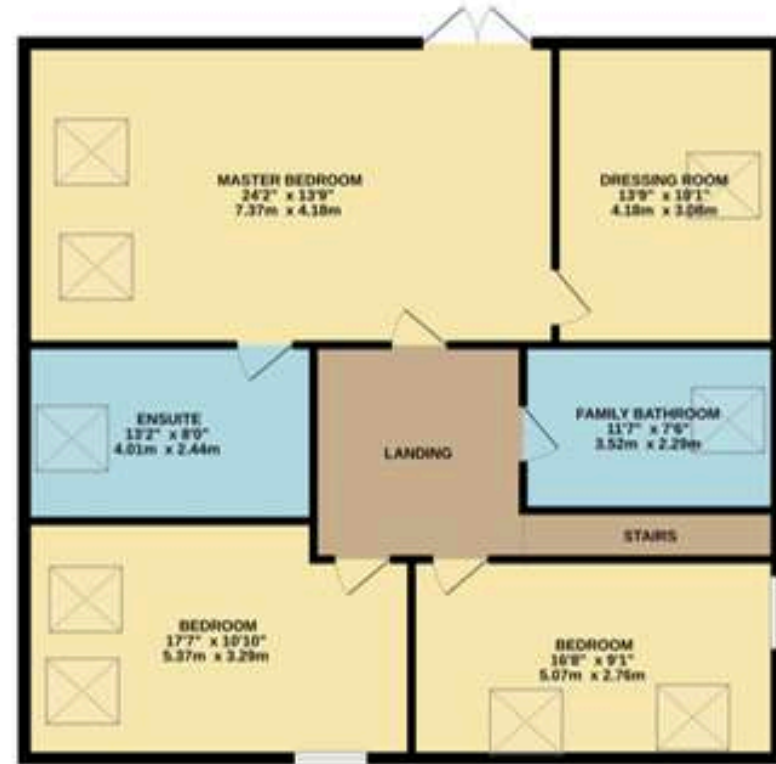
EPC Rating - B



GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA: 2228 sq.ft. (207.0 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.  
Made with Metropix 2020

9-11 Market Street, Bury

T: 0161 358 0910  
E: bury@millermetcalf.co.uk



Miller Metcalfe  
PRESTIGE

SINCE 1891