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THE PROPERTY AGENTS



£385,000

The Coach House Westerhill, Ashton-Under-Lyne, OL7 9RU

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Nestled in the picturesque hamlet of Westerhill, Ashton-Under-Lyne, 'The Coach House' is a remarkable character property that beautifully marries historical charm with modern potential. Dating back to the 1900s, this period terrace home boasts an impressive 2,290 square feet of living space, featuring four spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for families.

Upon entering, you will find two utility and storage rooms, alongside three garages, two of which interconnect, showcasing the property's rich history. The ground floor presents exciting possibilities for conversion, as indicated in the provided plans, allowing for the creation of an open-plan living area, an additional bedroom, a bathroom, and a utility space. The first floor comprises three generously sized bedrooms, a comfortable lounge, a separate kitchen, and a bathroom, providing a solid foundation for contemporary living. The second floor reveals a beautiful self-contained loft conversion with eye-watering views, currently utilised as an Airbnb, which could easily be transformed into an extension of the main house, complete with a second bathroom.

Hallway

3'7 x 3'10 (1.09m x 1.17m)

From the entrance you are met with carpeted stairs to the first floor and door leading to Garage One

Utility One

8'11 x 5'7 (2.72m x 1.70m)

Entered from the rear of the property, tiled with electrical points and window to the rear.

Utility Two

8'10 x 10'5 (2.69m x 3.18m)

Accessed from Garage one and from the rear, this second utility space is fully tile with electrical points and window & door to the rear. Also housing the boiler.

Garage One

1'77 x 15'1 (5.36m x 4.60m)

Leading from the hallway, original sliding double wooden doors opening to the front, access to Utility Two and access to Garage two, with electrical points and pendant lighting

Garage Two

1'77 x 15'1 (5.36m x 4.60m)

Leading from Garage One, original sliding double wooden doors opening to the front, with electrical points and pendant lighting. A further feature is the inspection pit, making it particularly well suited for vehicle maintenance, restoration projects, or mechanical work.

Garage Three

8'8 13'8 (2.64m x 4.17m)

Double wooden doors to the side of the property.

Stairs & First Floor Landing

Lounge

14'11 x 16'1 (4.55m x 4.90m)

A generous size central lounge to the first floor with dual windows over looking the fabulous countryside views, stunning parquet flooring, neutral décor, chandelier lighting, radiators.

Bedroom One

11'9 x 9'10 (3.58m x 3.00m)

Over looking the picturesque Hamlet of Westerhill , double bedroom with dual aspect windows, carpeted, radiator, pendant & wall lighting.

Kitchen

11'10 x 10'3 (3.61m x 3.12m)

A good sized kitchen with space for a dining table, with a range of wall and base units, Parquet flooring, space for washing machine, fridge/freezer, chrome sink and drainer, extractor hood and stand alone electric cooker. Pendant lighting and window to front.

Bedroom Two

11'9 x 9'11 (3.58m x 3.02m)

Carpeted with radiator, window to the front, pendant lighting and wash basin.

Bathroom

5'3 x 6'2 (1.60m x 1.88m)

2 Piece bathroom suite comprising bath with mains shower over, wash basin, window, fully tiled, radiator.

Bedroom Three

9'5 x 6'3 (2.87m x 1.91m)

Single bedroom, carpeted, radiator and hand wash basin with vanity unit under, views over the rear garden, pendant lighting.

WC

5'8 x 3'6 (1.73m x 1.07m)

Extractor fan, WC parquet flooring and frosted window to rear.

Stairs To Second Floor

Accessed from the first floor landing, door onto spiral staircase leading to loft conversion.

Loft Conversion

24'11 x 30'5 (7.59m x 9.27m)

Currently being used as Airbnb, this addition has fantastic potential, to either incorporate in to the main house or to follow a business opportunity, with feature wooden beams, expansive living space and additional bathroom including a 3 piece bathroom suite comprising bath, wc, wash basin, Velux windows throughout the second floor, double doors opening onto a Juliet balcony giving floor to ceiling views of the best of the country park.

External

Externally, the property boasts a charming courtyard driveway at the front, while the rear reveals a generously sized decked garden area, perfect for alfresco dining or simply soaking in the stunning countryside views that envelop the home.

Tenure - Freehold

The property is listed as Freehold

Stamp Duty Land Tax

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Potential plans for Ground Floor conversion

A fantastic development opportunity, showing potential for ground floor conversion.

Directions

The figure displays two energy performance charts for England & Wales, based on the EU Directive 2002/91/EC. The top chart is the Energy Efficiency Rating (EER) and the bottom chart is the Environmental Impact (CO2) Rating. Both charts show a scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 54, and the planned rating is 70. The charts also include a table of energy efficiency measures and their estimated costs.

Measure	Estimated Cost
Very energy efficient - lower running costs	
(92-91) A	
(81-80) B	
(69-65) C	
(55-54) D	
(49-48) E	
(39-38) F	
(29-28) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Measure	Estimated Cost
Very environmentally friendly - lower CO2 emissions	
(92-91) A	
(81-80) B	
(69-65) C	
(55-54) D	
(49-48) E	
(39-38) F	
(29-28) G	
Not environmentally friendly - higher CO2 emissions	

England & Wales EU Directive 2002/91/EC

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