



Old Falinge Falinge Fold

Healey Rochdale OL12 6LE

Guide price £875,000



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- Grade 2 Listed residence
- Stunning character property
- Edge of Healey Dell
- 5 reception rooms; 6 beds
- Large attic accommodation
- Approx 3 acres



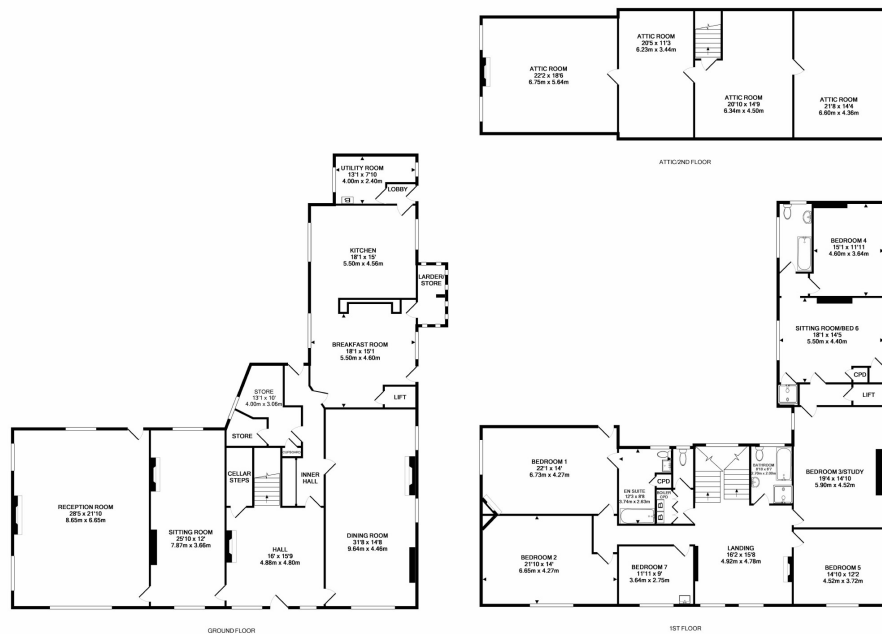


Situated on the edge of Healey Dell in grounds of approximately 3 acres including extensive woodland, a substantial and most impressive Grade 2 Listed building. Dating back to 1721 with later extensions, the property offers extensive and spacious accommodation with 5 reception rooms and 6 bedrooms, although at least 9 bedrooms could be created if the large attic rooms were upgraded. The property has many original features including mullion windows and wood panelling but is now in need of general refurbishment. Excellent potential to retain as a stunning family home or perhaps further residential use. Approached by a single track lane from Falinge Road near the village of Shawclough and within a short walk of primary and secondary schools, easy access to the town centre and with the renowned Healey Dell Nature Reserve on the doorstep.

The property comprises (see floor plan), on the ground floor, an imposing entrance hall with staircase and fireplace; access to small keeping cellar; 3 large reception rooms; breakfast room with lift to 1st floor (suitable for wheelchairs plus carer); large kitchen; utility room; walk-in larder; cloakroom (original WC removed). On the first floor, a spacious landing with staircase to 2nd floor; Master bedroom with en suite bathroom; 2 further double bedrooms and 1 single bedroom; WC and boiler/ airing cupboards; bathroom; a large double room currently used as a study which gives access to the rear suite with lift access comprising sitting room with shower; double bedroom and bathroom.

Freehold; Dating back to 1721; 3 modern gas condensing boilers to central heating; Part double glazed; Mains gas, electricity, drainage and water.





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