



Ashworth Hall

Ashworth Fold Rochdale OL11 5UP

ADAMSONS

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£799,950

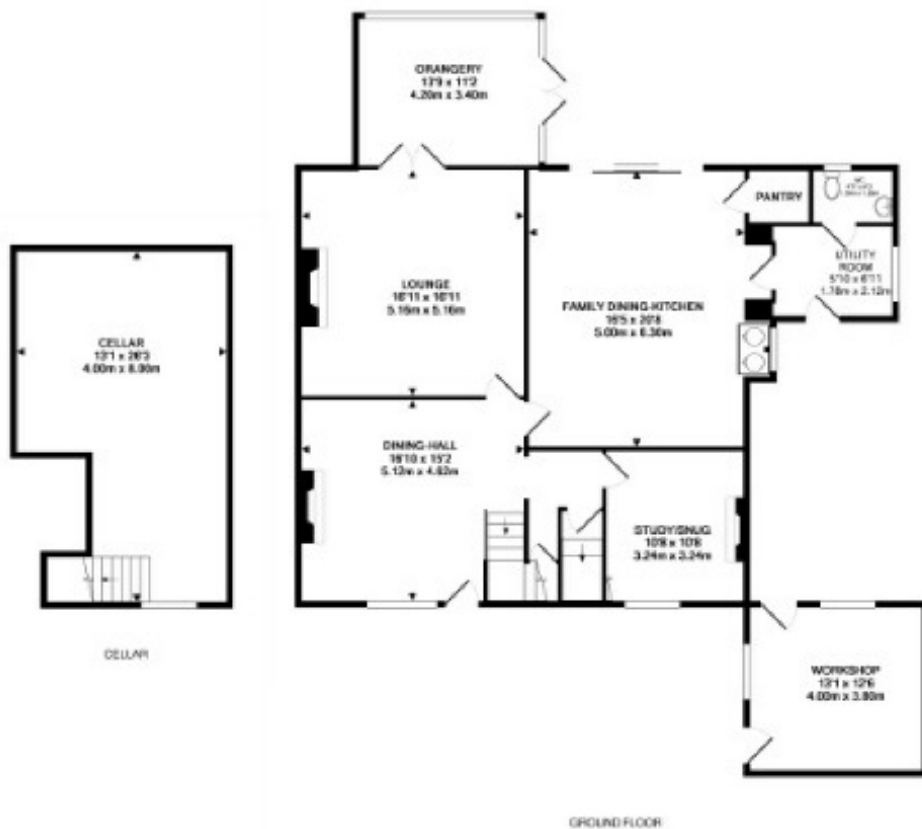
- Grade II Listed building
- Rare opportunity to buy
- Beautiful rural hamlet
- Convenient for amenities
- 4 reception; 5 double beds
- Large stunning gardens

An imposing and substantial Grade II Listed building forming a substantial part of the group of buildings that makes up Ashworth Fold. Bearing the marks of its development over the centuries, it retains important historic features, whilst having been extensively overhauled over the last 30 years by the present owners. Offering spacious accommodation on 3 levels plus cellar, this delightful character property with stone flagged roof and attractive brickwork elevations extends to 3 reception rooms, orangery, large family dining-kitchen, 5 double bedrooms and additional rooms. There is an attached stone outhouse ideal for adaptation to further accommodation. The beautiful extensive gardens include a pond, rill, rose garden, lawns, summer house, kitchen garden, greenhouse and shed. Located in a truly rural setting with stunning views over woodland valley and farmland from house and garden, the property is less than 1 mile from the B6222 Bury and Rochdale Old Road, just over 3 miles to the M62 motorway, 4.5 miles to the tram station at Bury and 10 miles to Manchester city centre.

The accommodation comprises, on the ground floor: imposing dining-hall with early 19th century marble fireplace, exposed beams with cast iron column, original staircase plus recently installed wooden floor; inner lobby leading to the study, with recently discovered 15th/16th century oak doorway now exposed as a feature and an ancient oak door giving access to the cellar; spacious lounge with beams and exposed Georgian brick wall and fireplace; double glazed and heated orangery with flagged floor enjoying superb woodland aspect to rear; study/sitting room with feature fireplace; large family dining-kitchen with hand built oak fittings, electric 2-oven Aga, granite worktops, larder and pantry with original doors and ample space for dining table and sitting area with private view to rear over woodland; utility room giving access to the side garden and parking area; cloakroom with WC and washbasin. The good sized cellar is ideal for storage or use as a workshop being dry and well ventilated. To the first floor, the spacious and light master bedroom with widows to side and rear has custom made wardrobes, an early 19th century fireplace and feature panelled walls; 2nd bedroom with fireplace has a good range of fitted wardrobes and an en suite comprising shower, WC and washbasin; 3rd bedroom to front with early 19th century fireplace, picture rails and washbasin; the large bathroom with its own character has a 19th century lavatory in wood casement with modern workings, bath, shower cubicle, washbasin, cupboard and fireplace. The second floor comprises a double bedroom with store room and beyond, a larger bedroom with fitted furniture and en suite bathroom; there is a further good sized attic room, currently used for storage but would make an additional double bedroom with a store room adjacent. The stone built outhouse with mezzanine level is attached to one corner of the house and currently is used as a garden store but would be perfect for conversion. There is ample parking beyond the side garden with access via electronically controlled gates and there was planning permission (now expired) for a double garage in 2009.

Freehold; Council Tax band E; Oil-fired central heating (new boiler 2008); Pressurised hot water system; Septic tank (shared); Bore hole water supply; Intruder alarm; Integrated fire alarm.





NOING every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of floors, rooms, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or false statements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The architect, engineer and/or other professional should not be relied upon for any advice as to their responsibility or efficiency can be given.
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