



FINE & COUNTRY



- Harridge Street, Healey Dell, Rochdale
- 5 Bedroom Barn Conversion
- Generous Accommodation Throughout
- Gardens Surrounding
- Adjacent To Healey Dell Nature Reserve
- Detached Garage & Off Road Driveway Parking
- Traditionally Beautifully Presented
- Contact Us To View

The Barn, Harridge Street, Rochdale, OL12 7HW

A substantial and longstanding Barn Conversion, dating from 1712 and featuring generous 5 Bedroom living accommodation within attractive garden surroundings and adjacent to Healey Dell Nature Reserve. Unusually spacious, open plan living accommodation which is traditionally well presented throughout. Gardens envelop the property and a detached garage and driveway provide ample off road parking space.



Harridge Street, Healey Dell, Rochdale is a unique property, brought to the market offering spacious, 5 bedroom accommodation. Having been converted from an original barn dating to the early 18th century, this property has been well laid out to provide good size living areas. Being surrounded by mature gardens, the property has an attractive exterior and the detached garage and driveway mean that parking and storage requirements are also well served. Well presented with appropriate traditional decor throught, the multiple bathrooms go together well with the 5 bedrooms and sizeable reception space to offer convenience too. With gardens that wrap around the property and offer a beautiful setting, this is certainly a property of note and one for which viewing is highly recommended.

Internally, this property briefly comprises: 2nd Lounge / Bar, Open Plan Lounge / Dining Room, Inner Hallway, Cloakroom, Dining Kitchen, Utility Room, Bedrooms 4 & 5 and ground floor Bathroom, first floor Landing off to Bedroom 1 with En-Suite Shower Room, Bedroom 2 with Store & Dressing Room, Bedroom 3 and first floor Bathroom. Externally, Gardens, the detached Garage and off road Driveway Parking complete the picture.

Positioned within easy reach of Healey Dell Nature Reserve, this property offers excellent access to wonderful countryside. Local amenities and those further afield are each close by, while connections to rail, road and motorway commuter links are all accessible.

* 5 Bedroom Barn Conversion * Fantastic Heritage Dating To 1712 * Wraparound Gardens & Detached Garage * Generous Living Space * Healey Dell Nature Reserve Nearby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Entrance Bar / 2nd Lounge 15'1" x 12'2"

Open Plan Lounge / Dining Room 41'4" x 17'5"

Kitchen/Dining Room 13'11" x 18'3"

Utility 5'1" x 3'5"

Inner Hallway

Cloakroom 8'5" x 3'1"

Bedroom 4 10'6" x 17'11"

Bedroom 5 8'5" x 14'5"

Ground Floor Bathroom 9'6" x 10'8"

First Floor Landing 11'5" x 9'9"

Bedroom 1 11'10" x 18'1"

En-suite Shower Room 7'7" x 2'3"

Bedroom 2 11'7" x 6'7"

Dressing Room 8'2" x 4'9"

Store 3'1" x 2'11"

Bedroom 3 9'7" x 14'6"

Family Bathroom 7'10" x 7'10"

Front Garden & Driveway

Double Garage

Side Garden

Rear Patio

Upper Garden

Agents Notes

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