



# Bentmeadows House Bentmeadows

Falinge Rochdale OL12 6LF

**ADAMSONS**



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Falinge Rochdale

£675,000

- Substantial detached
- 4 reception; 8 bedrooms
- Additional rooms & balcony
- Superb individual residence
- Built 1939 with character
- Approx 0.66 acre mature plot

A substantial, individually designed and built detached residence occupying a beautiful mature plot of approximately two thirds of an acre. Built circa 1939 with extensive accommodation including 2 large reception rooms, sun lounge, study, morning room, 7 bedrooms and further rooms, this most impressive house must be viewed to fully appreciate. Whilst some updating is required, the property has been generally well maintained and offers superb accommodation for one or two families. Situated on an attractive lane, where no through-traffic is permitted and backing onto Falinge Park, the property enjoys fabulous private aspects to both front and rear. A rare opportunity to purchase such a magnificent house on a large plot with stunning gardens. Conveniently located within a short walk of Shawclough village and secondary school and very well placed for primary school, town centre and Healey Dell Nature reserve.

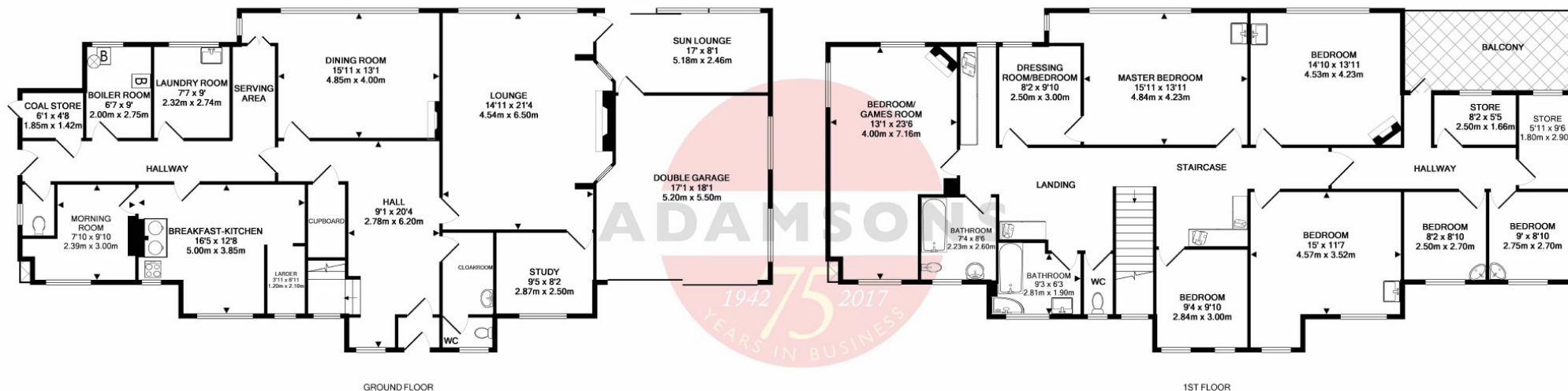
The accommodation comprises, on the GROUND FLOOR: ENTRANCE VESTIBULE; spacious HALL with walk-in cupboard below staircase; CLOAKROOM with washbasin and access to WC; imposing LOUNGE with inglenook fireplace and open coal effect living flame gas fire, large picture window with superb view over the garden and doors to STUDY and SUN LOUNGE, the latter having large windows and sliding patio door to the garden; DINING ROOM with picture window enjoying the garden view plus serving hatch to a SERVING AREA opposite the kitchen where there are ample cupboards and drawers; BREAKFAST-KITCHEN with hand made oak cupboards, display cabinets and drawers plus 2-oven Aga, electric oven, gas hob and walk-in LARDER with original stone slab etc; MORNING ROOM with fitted cupboards and dumb waiter to the room above; LAUNDRY ROOM; BOILER ROOM; WC and COAL STORE. To the FIRST FLOOR, there is a very spacious LANDING with a good range of fitted cupboards; substantial MASTER BEDROOM with superb view over the garden and with door to DRESSING ROOM or additional SINGLE BEDROOM; 2ND DOUBLE BEDROOM currently used as a games room (pool table optional extra) and with dumb waiter from morning room below; 3 further DOUBLE BEDROOMS; 2 good sized SINGLE BEDROOMS; 2 STORE ROOMS; large BALCONY overlooking the garden, 2 BATHROOMS and WC. The INTEGRAL DOUBLE GARAGE has access to the house via the sun lounge. There is ample parking to the drive and there are beautiful well-stocked gardens with mature trees providing ample privacy and large greenhouse.

The property is freehold with a small section of the garden being leasehold; Built circa 1939; Oil-fired central heating (separate boiler for hot water); Double glazed (mixed hardwood and uPVC); Cavity wall insulation.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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