

HUNTERS®

HERE TO GET *you* THERE



Birchinley Lane

Milnrow, Rochdale, OL16 3DG

£399,995



- STUNNING 17TH CENTURY STONE BARN CONVERSION
- THREE DOUBLE BEDROOMS, WITH EN-SUITE
- SURROUNDED BY COUNTRYSIDE WITH EASY ACCESS TO SCHOOLS, TRAIN STATIONS, METROLINK, HOLLINGWORTH LAKE & THE M62
- EPC RATING C
- LEASEHOLD
- IMPRESSIVE OPEN PLAN LIVING KITCHEN WITH VAULTED BEAMED CEILINGS
- PRIVATE COURTYARD GARDEN
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND D

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present to the market this truly wonderful three-bedroom stone barn conversion, forming part of the exclusive Birchinley Manor Hamlet. Beautifully blending timeless character with stylish contemporary interiors, this unique home offers an enviable lifestyle within a peaceful countryside setting.

Designed with an 'upside-down' layout to maximise the natural light, the first floor boasts a stunning open-plan living kitchen and dining area. Featuring vaulted beamed ceilings, exposed character features and quality fixtures and fittings, this impressive space is perfect for both everyday living and entertaining.

The welcoming entrance hallway benefits from underfloor heating and a feature staircase leading to the first floor. The ground floor offers three double bedrooms, a stylish en-suite shower room, together with a contemporary three-piece family bathroom.

Birchinley Manor is a beautiful Grade II Listed hamlet dating back to the 17th Century, renowned for its rich history, character and idyllic setting. This exclusive development offers a rare opportunity to enjoy period charm within a thoughtfully converted stone barn.

Externally, the property enjoys an enclosed courtyard garden with a flagged patio and exterior lighting, ideal for outdoor dining and relaxing. The property also benefits from two allocated parking spaces, plus extra visitor spaces.

Surrounded by open countryside, yet conveniently positioned for everyday amenities, excellent primary and secondary schools are within easy reach, along with Littleborough and Smithy Bridge train stations providing direct links to Leeds and Manchester. Regular bus services and easy access to the Metrolink tram network further enhance connectivity, while the M62 motorway is also within easy reach. The ever-popular Hollingworth Lake is just a short distance away.

Offering an outstanding combination of historic character, contemporary styling and an enviable semi-rural location.

Entrance Hallway

16'5" x 8'11" (5.01m x 2.72m)

This welcoming hallway boasts sleek grey tiled flooring, with underfloor heating beneath and a striking staircase with carpeted treads and grey balustrades. The white walls create a bright and airy entrance, complemented by a wooden door with window panels that allow natural light to filter through. Practical storage solutions include wall-mounted racks to be able to hang and store coats and shoes, with the house alarm system accessible.

Open Plan Living Room / Dining Room / Kitchen

20'10" x 31'3" (6.36m x 9.53m)

A stunning first-floor open-plan living space, thoughtfully designed to create a bright, sociable hub for modern living. The impressive vaulted ceiling with exposed timber beams adds character and a wonderful sense of scale, while large rooflights and dual-aspect windows flood the room with natural light.

The contemporary kitchen is fitted with a sleek range of high-gloss wall and base units, complemented by generous worktops and integrated appliances. A substantial central island with inset sink provides additional preparation space, casual breakfast seating and the perfect focal point for entertaining.

Flowing seamlessly from the kitchen, the spacious dining and living areas offer ample room for both family life and hosting guests. The expansive lounge comfortably accommodates multiple seating arrangements, with the vaulted ceiling and exposed beams creating a striking architectural feature throughout. Large windows frame pleasant views and enhance the bright, airy atmosphere, making this an exceptional space for relaxing, dining and entertaining.

Bedroom 1

13'1" x 12'8" (3.99m x 3.87m)

This peaceful double bedroom has a rear aspect window, offering plenty of space for bedroom furniture. An en-suite bathroom is accessed through a door, offering privacy and convenience.

En-suite

5'5" x 8'11" (1.66m x 2.72m)

This modern en-suite bathroom is fitted with sleek grey tiling and a walk-in shower with a glass screen. The white vanity unit with drawers supports a basin, and a mirror above provides a practical finishing touch. A chrome towel radiator complements the contemporary design, offering both style and functionality.

Bedroom 2

12'11" x 9' (3.94m x 2.74m)

A bright and cheerful double bedroom designed for comfort. Natural light streams in through the window, illuminating the soft carpeted floor and creating an inviting atmosphere ideal for relaxation. Access to the main bathroom with a 'Jack and Jill' style door.

Bedroom 3

7'5" x 12'8" (2.26m x 3.87m)

This charming third double bedroom has a window with blinds to the front aspect which allows for natural light and privacy. The soft carpeted floor and light walls enhance the room's peaceful feel, making it an ideal personal retreat or guest room.

Bathroom

7'7" x 9' (2.32m x 2.74m)

The family bathroom offers a contemporary and clean design with light grey tiling and white sanitaryware. A freestanding bathtub, wall-mounted vanity unit with a wash basin, and a toilet are arranged for convenience and style. A large mirror with integrated lighting adds brightness and a sense of space, while a heated towel rail provides comfort.

Garden

The garden and patio area provide a generous outdoor space for dining and relaxation. The paved patio is spacious enough for a dining table and seating, as well as additional outdoor furniture. Surrounding stone walls and mature trees create a wonderful setting. This outdoor space is ideal for enjoying the countryside surroundings and al fresco entertaining.

Parking

Complete with two allocated off-road parking spaces, ensuring ample parking for residents and visitors.

Material Information - Littleborough

Tenure Type; LEASEHOLD (FREEHOLD is available to purchase)

Leasehold Years remaining on lease; 239

Leasehold Annual Service Charge Amount £744.00

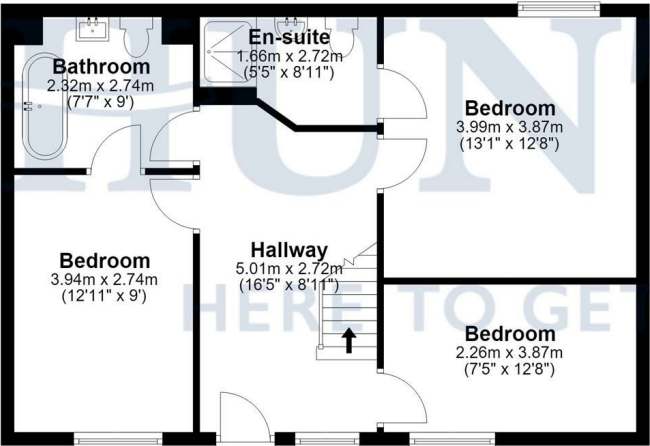
Leasehold Ground Rent Amount: £322.75

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

Ground Floor

Approx. 60.6 sq. metres (651.9 sq. feet)



First Floor

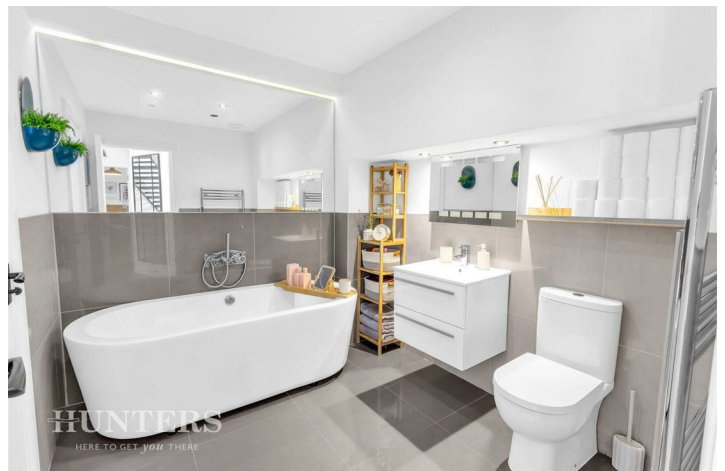
Approx. 60.6 sq. metres (651.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)

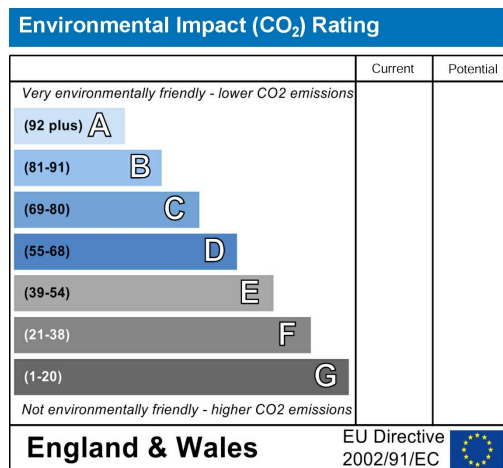
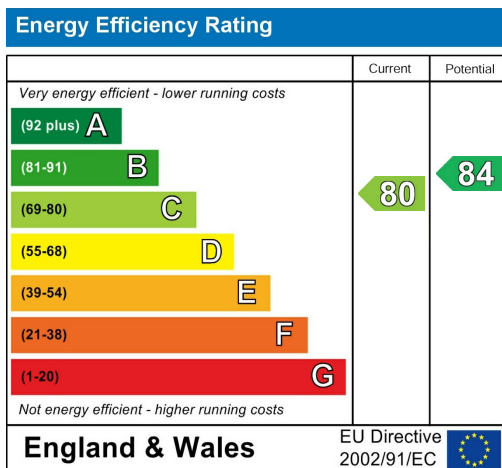
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.







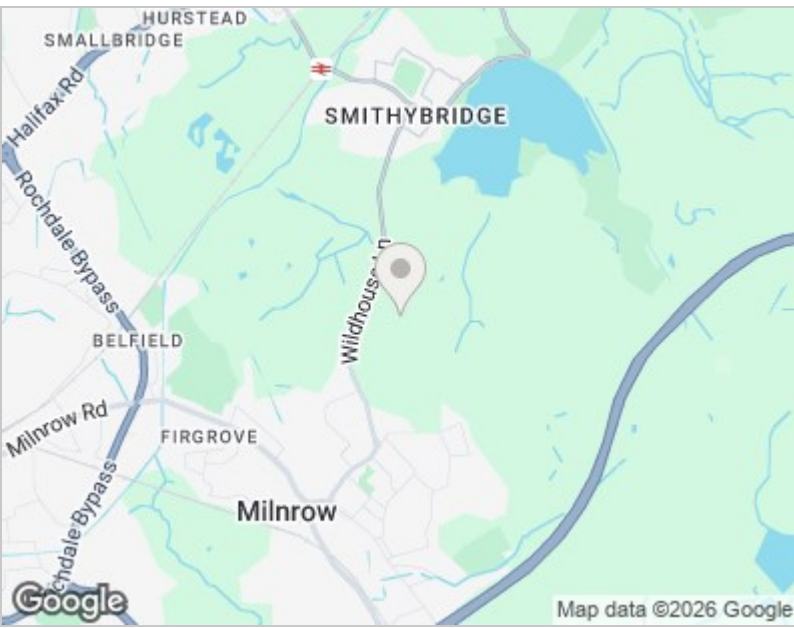
Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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