



## Healey Stones

Rochdale, OL12 0UE

£540,000

- STUNNING HEALEY STONES HILLSIDE LOCATION
- FAR-REACHING COUNTRYSIDE VIEWS
- WEALTH OF ORIGINAL FEATURES AND CHARACTER
- GENEROUS GROUNDS WITH STONE-WALLED GARDENS
- FREEHOLD
- RARE GRADE II LISTED DETACHED RESIDENCE
- SPACIOUS FOUR BEDROOMS
- GARAGE, WORKSHOP AND RENOVATION POTENTIAL
- PEACEFUL AND PRIVATE LOCATION
- COUNCIL TAX BAND E



# Healey Stones

Rochdale, OL12 0UE

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Nestled in the enchanting semi-rural hillside of Healey Stones, Rochdale, this remarkable Grade II listed detached house at Well House presents a unique opportunity for those seeking a home rich in character and history. Occupying a generous plot, surrounded by mature trees and stone boundary walls, the property boasts stunning open countryside views, ensuring a tranquil and private living experience.

Constructed from traditional stone and spanning three floors, this residence offers generous accommodation with significant potential for refurbishment and enhancement. The home retains a wealth of original features, including exquisite stonework and traditional proportions, providing an ideal canvas for creating a spectacular family abode.

The layout comprises a spacious and comfortable lounge, kitchen, a dining room, four good-sized bedrooms, and a family bathroom. Additionally, the lower ground floor features a practical garage and workshop space, perfect for storage, hobbies, or potential conversion, subject to the necessary consents.

Externally, the property is framed by charming stone-walled gardens with a gated entrance, complemented by mature planting and established greenery that enhances the sense of seclusion. The elevated position offers breath taking countryside views, making this setting truly exceptional.

While the property requires renovation throughout, it presents an extraordinary opportunity to craft a unique and highly desirable home in one of the areas most picturesque locations.

### Lounge

23'5" x 14'7" (7.14m x 4.44m)

This spacious lounge features three windows that fill the room with an abundance of natural light. The room comfortably accommodates multiple seating arrangements, creating a warm and inviting space for relaxation and social gatherings.

### Kitchen/Breakfast Room

7'11" x 14'6" (2.41m x 4.43m)

The kitchen/breakfast room is fitted with cabinetry, paired with matching tiled walls. It includes practical space for appliances such as a washing machine and dishwasher, and a window over the sink overlooks the rear porch. A small dining table fits under the stairs, providing a cosy spot for informal meals.

### Dining Room

15'2" x 14'6" (4.63m x 4.43m)

Adjacent to the kitchen, this generous dining family room offers plenty of space for family living and dining with a window to the front aspect, benefiting from the fabulous view.

### Landing

The landing introduces access to the first-floor bedrooms and bathroom. It leads to an inner hallway that connects to additional rooms, making it a central and practical space for navigating the property.

### Bedroom 1

11'8" x 14'7" (3.56m x 4.44m)

Generous main double bedroom, with large windows overlooking the front garden and the far reaching views. The space comfortably fits a double bed alongside ample storage, making it a comfortable and practical bedroom choice.

### Bedroom 2

11'5" x 14'7" (3.49m x 4.44m)

Another spacious double bedroom enjoys ample natural light through large windows. Offering plenty of space for furniture and personal touches to create a restful retreat.

### Bedroom 3

10'3" x 14'6" (3.12m x 4.43m)

Third double bedroom features a large window to the front aspect. An ideal child's or guest bedroom.

### Bedroom 4

9' x 14'6" (2.73m x 4.43m)

A bright double bedroom, with a window that looks out over the garden, providing a peaceful outlook to enjoy the surrounding greenery.

### Bathroom

4'10" x 8'2" (1.48m x 2.50m)

The bathroom has a pink suite including a bath with shower, basin and toilet. A window provides natural light and ventilation, while the pale yellow walls complement the fixtures for a vintage yet functional space.

### Cellar / Garage

15'2" x 14'6" (4.63m x 4.43m)

Several cellar rooms offer substantial storage and utility space beneath the main house. Constructed from stone, with rustic walls and basic finishes, these rooms provide ample opportunity for storage or potential conversion, subject to planning.

### Cellar

16'4" x 14'11" (4.99m x 4.56m)

Additional cellar rooms continue to offer versatile space with stone walls and simple finishes. These rooms could be utilised for storage, workshop, or other needs according to preference and planning permissions.

### Cellar

6'9" x 8'11" (2.06m x 2.71m)

A smaller cellar room provides further storage potential with stone walls and a compact footprint, accessible from within the cellar areas.

### Grounds

The property is set within extensive grounds that surround the property with mature trees and a spacious lawn areas, enjoying a private and tranquil setting. The garden offers a natural retreat with stone boundary walls and a variety of well established plants, trees and shrubs, ideal for outdoor enjoyment.

### Material Information - Littleborough

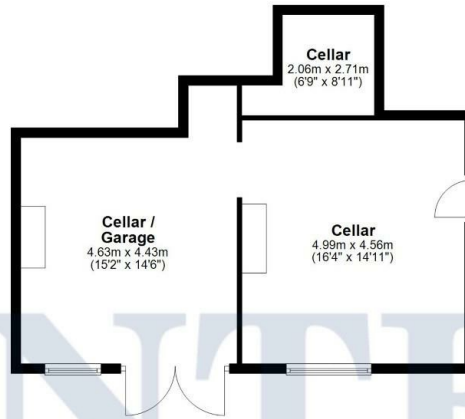
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E  
EPC EXEMPT

# Floorplan

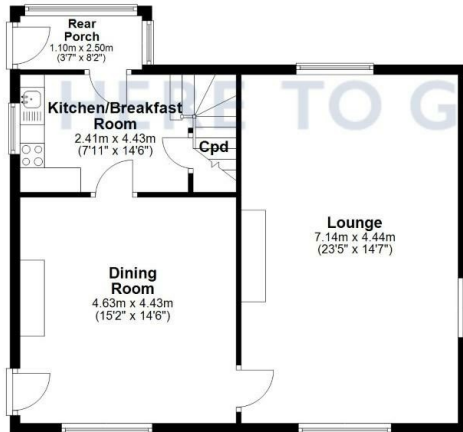
## Lower Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



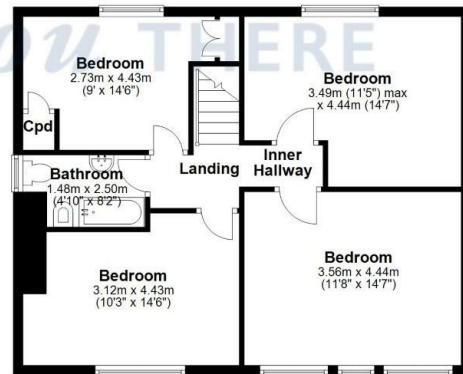
## Ground Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



## First Floor

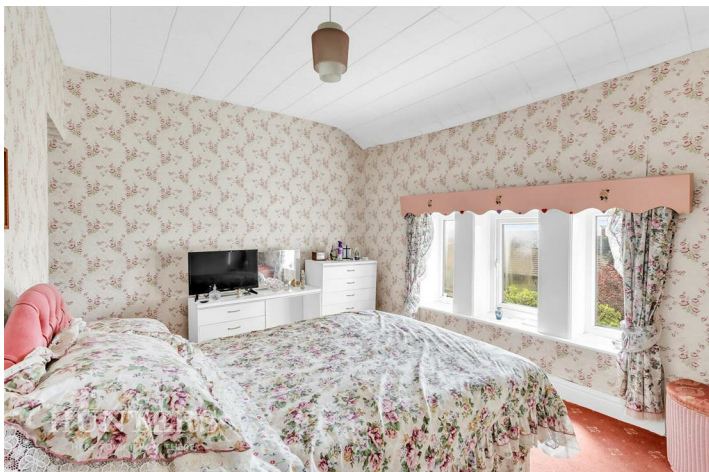
Approx. 64.1 sq. metres (689.5 sq. feet)



Total area: approx. 180.6 sq. metres (1944.2 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.  
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph

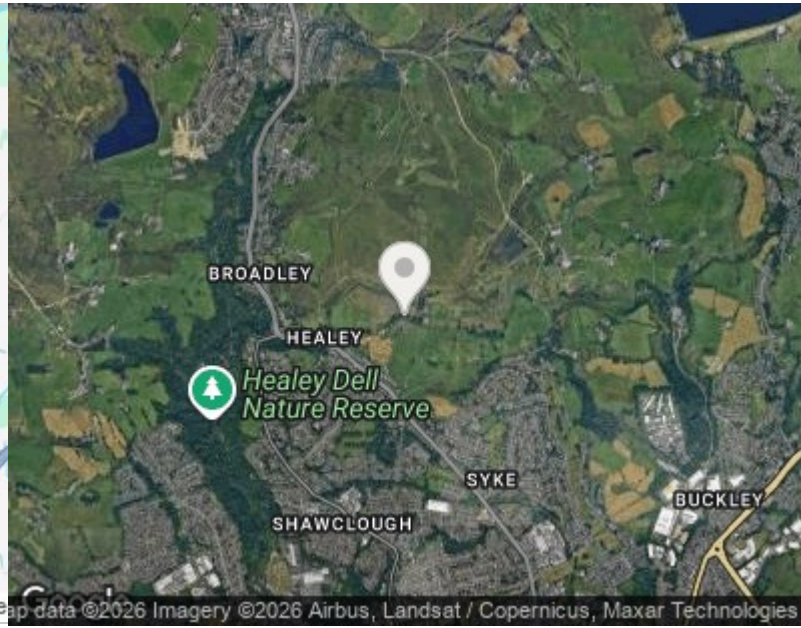
### Viewing

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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