

# HUNTERS®

## EXCLUSIVE

**Bradstones, 18 Church Street, Newhey, Rochdale, OL16 3QS**  
**£745,000**

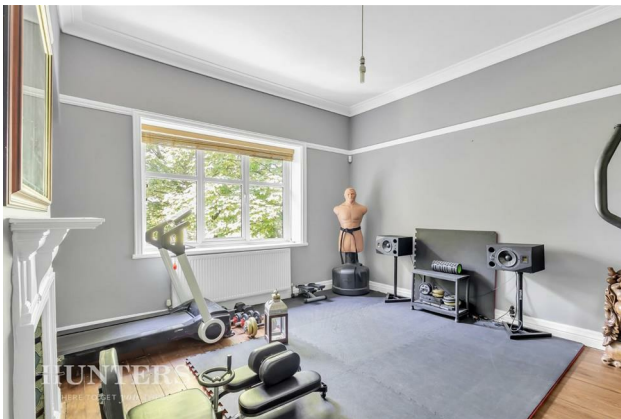




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### Property Images

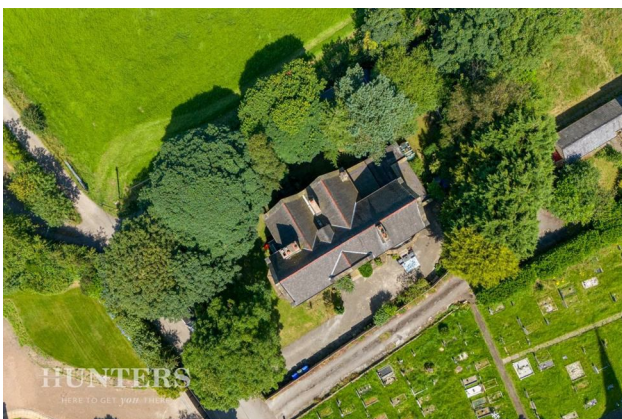




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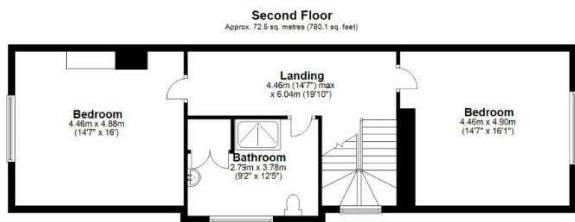
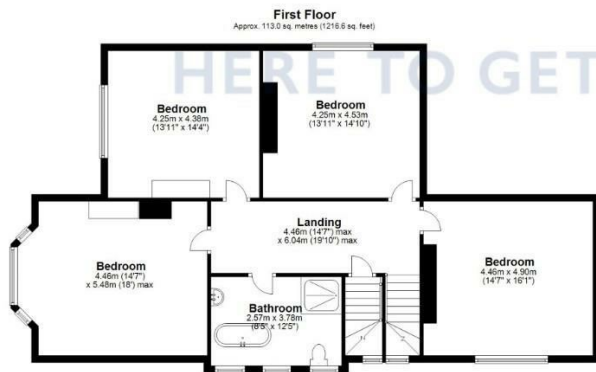
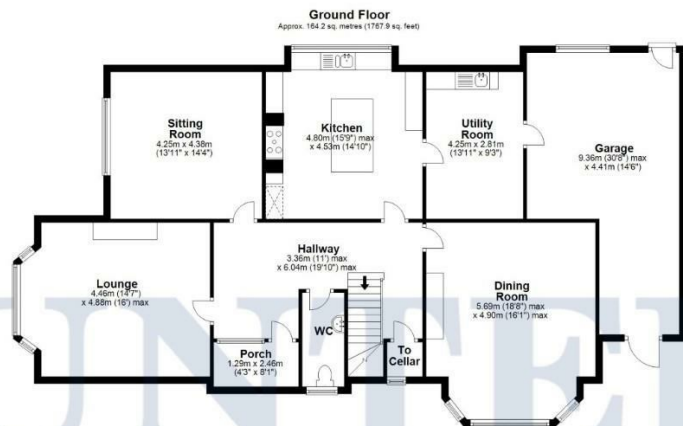
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Total area: approx. 349.7 sq. metres (3764.6 sq. feet)

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 choice.  
Created by EveryCloud Photography on behalf of Hunters Littleborough.  
Plan produced using Planity.

### EPC

| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>40</b> | <b>75</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

### Map



Material Information - Littleborough  
Tenure Type; FREEHOLD (WITH RESTRICTIVE COVENANTS)  
Council Tax Banding; ROCHDALE COUNCIL BAND G

## Summary

Located in the sought after Newhey Village, hidden away next to the village church, sits Bradstones, The Old Vicarage. Sat within mature gardens, this grand and impressive stone detached residence with six double bedrooms and three reception rooms offers an abundance of space bursting with period character features. Tucked away within this picturesque semi-rural position, surrounded by neighbouring fields, yet still providing convenient access to the local amenities the village has to offer, including local shops, primary and high schools, transport links with tram services to Manchester, the M62 motorway along with two local train stations at Littleborough and Smithy Bridge, all surrounded by beautiful countryside with only a ten minute walk from the Piethorne Country Park and Valley. Stepping into Bradstones through the grand entrance, the size and scale of the property is instantly on show, with a welcoming hallway, doors lead off to the extensive downstairs accommodation which is bathed in natural light, courtesy of many windows and briefly comprises of three grand reception rooms, dining kitchen, large utility room, integral garage, cellar room and a downstairs WC. Bradstones boasts four spacious double bedrooms and bathrooms to the first floor, all accessed by the large landing, with two further double bedrooms and a shower room to the second floor. The charm and character the accommodation offers is wonderful with high ceilings, deep skirting boards, cornices and picture rails and again an abundance of natural light. Outside, the property benefits from mature gardens to all four sides offering a variety of well established plants, shrubs and trees. With a gated driveway providing plenty of private parking leading to the garage. A true delight to be able to offer this fabulous home to the market, call now to arrange a viewing.