



Rock Springs Rochdale Road, Todmorden

£580,000 Freehold

Own a piece of local history! Sitting on the old site of the renowned Guaxholme brewery, is this stunning detached family home • With many character features, with stunning vaulted ceiling into lounge kitchen diner, timber beams and cast iron support • Within walking distance to the endearing Todmorden centre, full of vibrant cafes, shops and independently owned and run small businesses • For those needing to commute, the property is also just a short walk away from Todmorden train station • Spread over a generous four floors and over 2200 sq ft •

The property boasts a number of high quality fixtures throughout, with two sitting rooms, large conservatory overlooking the garden • Also with utility room, large open plan living kitchen diner. ground floor WC as well as cloak area, ensuite to main bedroom • With four bedrooms (one currently used as study) and additional attic room (which can be used as occasional bedroom) • Ample off road parking for 8 + cars as well large garage • Sitting on enviable plot with large gardens and not overlooked to the rear or sides

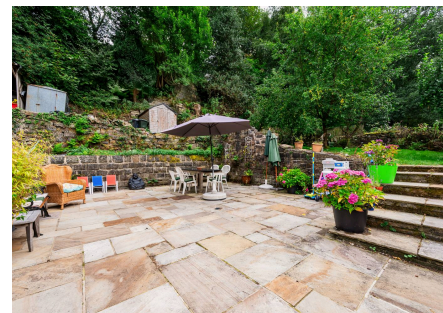
An exquisite 4/5 bed detached house steeped in local history on former brewery site. Character meets modernity with unique features including vaulted ceilings, timber beams, and cast iron supports. Just seconds from Todmorden centre, this spacious home offers convenience for commuters. Luxurious 2200 sq ft layout across four floors includes high-quality fixtures. Generous garden, ample parking, and garage provide security and tranquillity. Experience elegance in this premium residence - a true gem in the heart of Todmorden.

Council Tax band: E

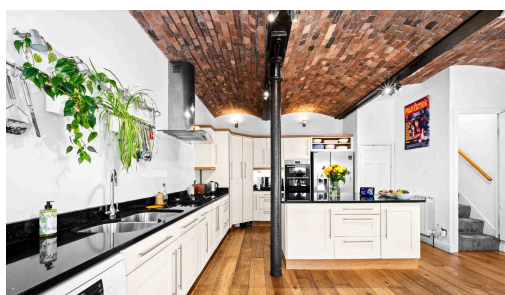
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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- › Also with utility room, large open plan



GROUND FLOOR

Kitchen / Lounge / Diner

19' 10" x 17' 7" (6.05m x 5.36m)

WC

3' 6" x 7' 2" (1.07m x 2.18m)

Cloak

7' 2" x 3' 6" (2.18m x 1.07m)

Conservatory

17' 0" x 11' 1" (5.18m x 3.38m)

FIRST FLOOR

Hallway

3' 10" x 24' 9" (1.17m x 7.54m)

Lounge

14' 1" x 12' 4" (4.29m x 3.76m)

Lounge

14' 11" x 12' 9" (4.55m x 3.89m)

Study / Bedroom

7' 8" x 12' 5" (2.34m x 3.78m)

Utility Room

6' 10" x 12' 5" (2.08m x 3.78m)

SECOND FLOOR

Landing

5' 4" x 17' 5" (1.63m x 5.31m)

Bedroom

14' 10" x 12' 4" (4.52m x 3.76m)

En-suite

3' 10" x 7' 6" (1.17m x 2.29m)

Bedroom

14' 0" x 12' 5" (4.27m x 3.78m)

Bedroom

7' 9" x 12' 4" (2.36m x 3.76m)

Bathroom

6' 10" x 12' 4" (2.08m x 3.76m)

THIRD FLOOR

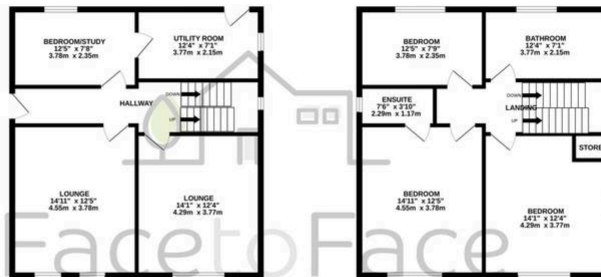
Attic Room

18' 0" x 24' 0" (5.49m x 7.32m)

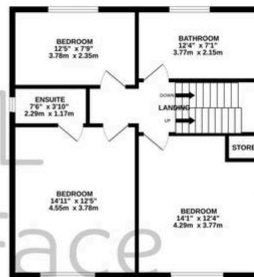
GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



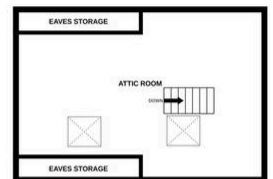
1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



2ND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



3RD FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 2286 sq.ft. (212.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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