



## 21 Windsor Road

Newton Heath, Manchester, M40 1QQ

**Offers Over £700,000**



**\*\*\*RARE PROPERTY\*\*\*OUTSTANDING VICTORIAN LODGE\*\*\*BEAUTIFUL PERIOD FEATURES IMMACULATELY PRESERVED\*\*\*ELEGANT DRAWING ROOMS WITH UNIQUE FEATURES\*\*\*PALATIAL GROUNDS EXTENDING TO LORDS BROOK\*\*\* Cousins Estate Agents are proud to bring this one-of-a-kind property to the sale market located on the desirable Windsor Road in Clayton Bridge situated just a few miles outside the Manchester city centre.**

Harewood Lodge, a beautifully preserved remnant of Manchester's industrial heyday, was originally built in the 1880s and expanded by the Rothwell family. Passed down through generations, this home boasts unique period features that have been impeccably maintained and can only be truly appreciated in person.

The Lodge is set within a gated complex, offering ample front parking and a peaceful, spacious rear garden. Surrounded by mature greenery, the garden provides a private retreat with tranquil ponds and manicured lawns that gently slope down to Lords Brook in the valley, creating a serene and picturesque setting.

The expansive interior features two grand drawing rooms, an additional living room, and a bright garden room, alongside eight generously sized bedrooms and bathrooms and roof-garden. With three kitchens, a utility room, and an external workshop, the home offers both luxury and practicality. The ground floor includes a self-contained living space complete with its own kitchen, living room, bathroom, bedroom, and storage—ideal for flexible living arrangements. The loft, accessible by ladder, is fitted with windows and standing-height eaves, offering abundant storage and great potential for future development.





Ground Floor

The current entrances, located on the West side near the car park, lead through a rear arch into a walled section with an external workshop. Inside, a small hallway welcomes you with a shower room and WC to the right, adjacent to which is a fully equipped utility room. To the left, the main kitchen offers a comfortable eating area, sink, cooking facilities, cabinets, and a larder. Moving towards the East side, the first living room opens into a bright garden room that overlooks the expansive grounds. Continuing down the main hallway, you'll find the stately Drawing room on the right, while straight ahead, the grand staircase invites you to explore the upper floors. The Main Drawing room is replete with unique period features, including unique trellised ceiling, fireplace (rumoured to have been commissioned as a copy of city hall), and overlooking the garden stained glass windows featuring portraits and sayings of classical poets. The Grand staircase can be found to the end of the Main Hallway and is a masterpiece of art and design with an enormous stained glass centerpiece window taking you up to the first floor.

Self contained Living accommodation

Also on the Ground floor, this has its own kitchen, full bathroom, bedroom, storage room (currently used as an additional bedroom), and grand drawing room. Smaller than the main drawing room this is an impressive room with period features and a set of stained glass windows featuring classical musicians, overlooking the lawn.

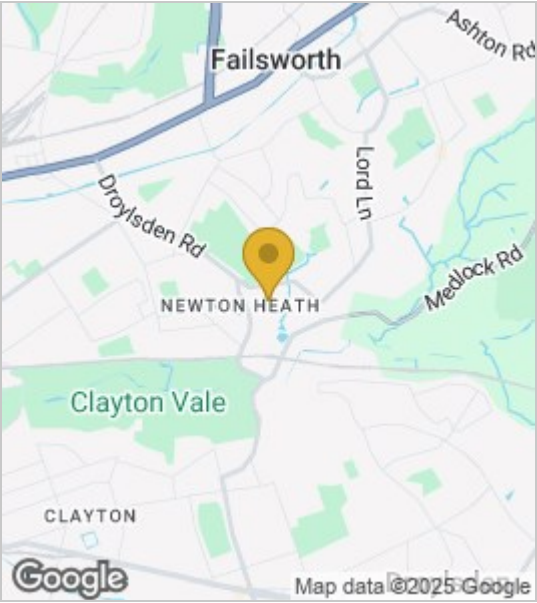
First Floor

There are seven large bedrooms on the upper floor, one of which contains a kitchen and five bathrooms - three of which are en-suites. The southern end of the building is organised with its own suite of rooms and internal landing leading onto a roof-garden. Access to the the loft can be found on the north side, with a ladder taking you up into the expansive loft which has built in windows and offers ample storage or other usage.

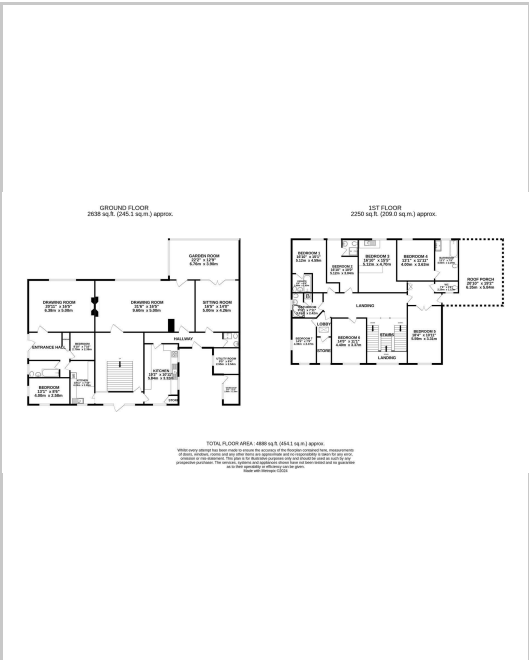
Tenure: Freehold

Council Tax Band: G

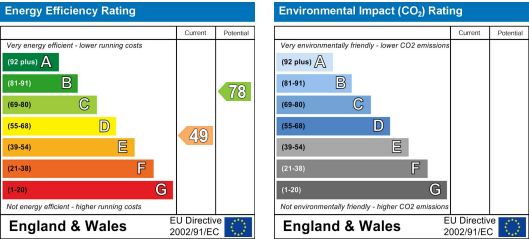
Area Map



Floor Plans



Energy Efficiency Graph



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