



**CORNERSTONE**  
ESTATES & LETTINGS LTD

**Queens Bay House 15 Lake  
Side**  
Littleborough OL15 0DD  
**£895,000**

## SUMMARY

Unobstructed views over  
Hollingworth Lake

Elegant bespoke features

3 double bedrooms lower floor

Plumbing for 2 bathrooms

Oak panelled library / study

2 large reception rooms

Utility room

Double garage

Third of an acre plot



## MAIN ADVERT

Enjoying panoramic views over Hollingworth Lake, this unique property offers just over 300 sq m / 3200 sq ft of accommodation. Situated on a private cul de sac, on the banks of an Award winning Country Park, nestled in the foothills of the South Pennines, Queens Bay House is an exceptionally characterful yet uncompleted home. This expansive property is perfect for the family who enjoy outdoor living and want to feel part of a village community. Queens Bay House enjoys the most wonderful panoramic views of the Lake itself, and is home to the Adventure and Water Activity Centre, The Sailing Club, and the Nature Reserve. All ages can enjoy a more relaxed lifestyle as you discover scenic walking routes, enjoy fishing, swimming or simply partake of the local cafes and restaurants nearby. Really this is all about location, location, location; very few homes can boast such a breath-taking setting along with development and investment opportunities.

The bungalow was completed in 1998 and has laid empty since that time, the lucky purchaser will be the first to inhabit the residence. Enter the double doors to the grand entrance hall to be greeted by an open fireplace, ornate cornice and the stunning Tudor style oak paneled walls in immaculate condition. This styling is echoed in the library complete with bespoke fitted bookcases to match, dual aspect windows and a place for a roaring fire. The lounge area opens to the expansive kitchen /dining area which all benefit from the envious lakeside views. The large bathroom has plumbing for a five piece suite and has tiled walls, with feature hand painted decorative tiles. There are three double bedrooms on the ground floor, two which are serviced by a Jack and Jill bathroom. The impressive 13ft upper room, cries out to be transformed into a master bedroom in the loft space with its 2 dormer windows boasting unobstructed views - a dream to wake up to on a lazy weekend morning. The building has a separate W/C, utility room and double garage. Due to the fact that this property has no installed sanitary facilities or kitchen it is unlikely to be suitable for mortgage purposes.

The property itself sits within Hollingworth Lake Country Park, surrounded by open countryside and is serviced by the nearby Littleborough Train Station, Metrolink Tram Station and M62 Manchester to Leeds Motorway. It is a well known tourist attraction, with a thriving community. There is an array of local restaurants and activities on your doorstep, whilst the nearby village of Littleborough is home to well regarded schools, shops and local amenities.

Cornerstone Estates and Lettings Ltd, 54 Market Street , Oldham, OL2 8NH  
Phone: 01706 396200, Email: [office@cornerstoneonline.co.uk](mailto:office@cornerstoneonline.co.uk)  
[www.cornerstoneonline.co.uk](http://www.cornerstoneonline.co.uk)



**Library 19' 7" x 11' 7" (5.96m x 3.53m)**

Fitted with bespoke floor to ceiling oak bookshelves and panelled walls and staircase, this library has been designed for the avid reader. What better way to enjoy a good book than with a dual aspect view of the lake and garden over a roaring fire?



**Master bedroom 22' 8" x 42' 9" (6.92m x 13.02m)**

This upper room has 2 dormer windows overlooking the Lake and large eaves storage. In the hands of a developer this could be the show stopper of the home.

**Bedroom 4 12' 10" x 11' 5" (3.92m x 3.47m)**

Double bedroom to the front elevation.

**Family Bathroom 12' 10" x 9' 3" (3.90m x 2.82m)**

Plumbing for a 5 piece bathroom; corner bath, shower, W/C, wash basin and bidet. N.B there is no sanitary ware currently installed. Tiled walls with feature hand painted tiling. Decorative cornice.

**Bedroom 3 12' 11" x 13' 5" (3.93m x 4.09m)**

Double bedroom to the front elevation with access to the Jack and Jill bathroom.

**Bedroom 2 12' 10" x 16' 0" (3.92m x 4.87m)**

Substantial double bedroom with window overlooking the lake. Access to the Jack and Jill bathroom.

**ACCOMMODATION**

**Entrance Hall 6' 9" x 39' 10" (2.06m x 12.14m)**

Enter through the double doors to the grand entrance hall. You will be greeted by an open fireplace and exquisite craftsmanship of the Tudor styled oak paneled walls. Oak flooring. Doorways to all ground floor rooms with the W/C and cloaks to the right of the main entrance



**Lounge 19' 9" x 16' 0" (6.03m x 4.87m)**

The lounge benefits from the views over the lake and has double door access to the dining / kitchen. Space for a fireplace but one is not currently installed.

**Dining kitchen 19' 9" x 29' 2" (6.03m x 8.88m)**

This impressive sized room was originally intended to be the kitchen / dining / entertaining room, and benefits from 2 large picture windows which take in the stunning views. A platform has been laid for an Aga to be installed. The bespoke walnut kitchen was designed and created by a Master Craftsman and is currently offsite in storage. N.B. this property does not currently have a kitchen installed.

**Utility room 5' 8" x 10' 11" (1.72m x 3.34m)**

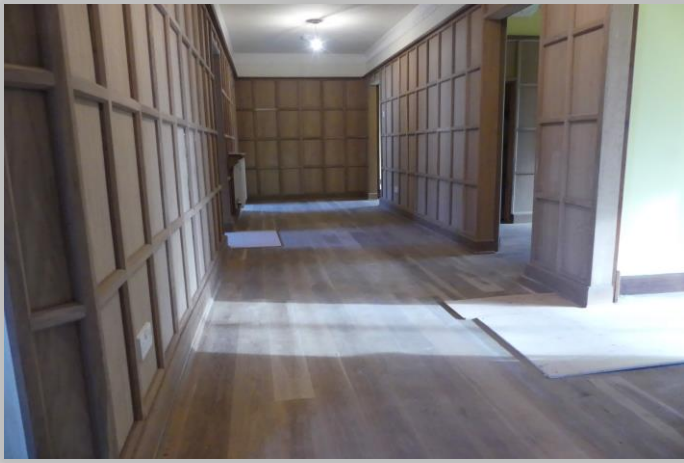
Stainless steel sink unit. plumbed for a gas cooker. Door to the integral garage.

**W/C**

Plumbed for W/C and wash hand basin.







**Bathroom 6' 11" x 8' 11" (2.10m x 2.73m)**

This Jack and Jill bathroom serves both bedroom 2 and 3. Plumbed for a shower, w/c and wash basin.

**Integral Garage**

The double garage is accessed by the electronic up and over door. Window to the side. Fitted with a stainless steel sink unit and the combi boiler. Pull down ladders offer access to the eaves storage. Door to the utility room.

**Tenure**

This is a leasehold property with a peppercorn rent. 999 years on the lease from 1998

**Council Tax**

This property has never been inhabited so is not listed for council tax

**Services**

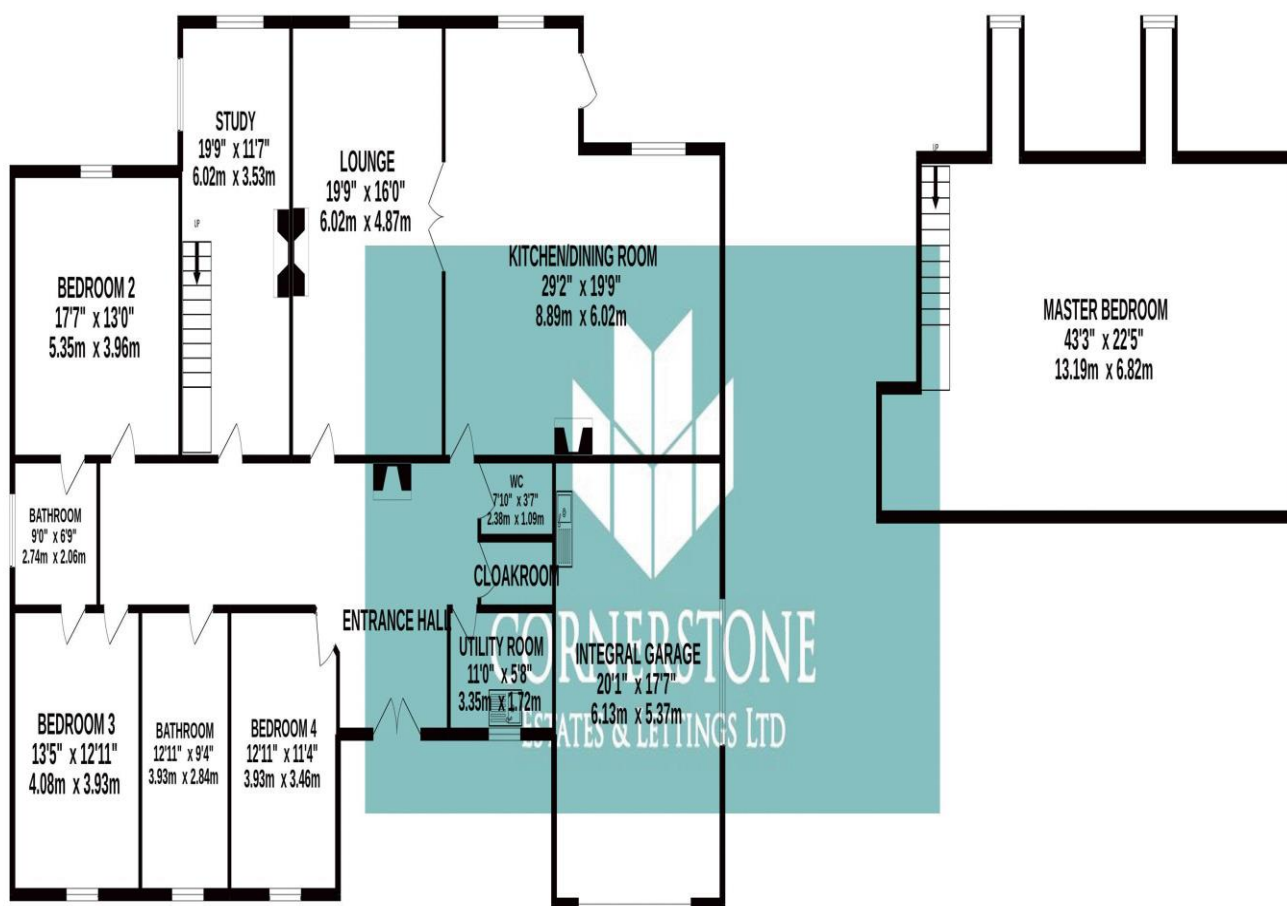
The property is supplied with gas, electric and mains water. The gas and water are not currently in use but can easily be reconnected. The property is heated by radiators in each room powered by the combi boiler.



## FLOORPLANS

GROUND FLOOR  
2541 sq.ft. (236.1 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 3242 sq.ft. (301.2 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC



Address:

Queens Bay House, 15 ἄμφι γέφυρα, 1101 Κουκουλά, 4 115 000

Reference:

9244-3020-7201-4162-7200